

Anglesey Property Company

ESTATE AGENTS & VALUERS.

Established 1968.

Benllech Bay, Isle of Anglesey, LL74 8TR.

Tel: Tynygongl (01248) 852710. e-mail: angleseyproperty@kjolly.plus.com

Ref: R/2064

2, CAE RHOS,

BRYNTEG, ISLE OF ANGLESEY, LL78 8JF.



PRICE – £280,000

To include fitted carpets, window blinds and curtains to the ground floor rooms.

- **EARLY VIEWING RECOMMENDED** of this refurbished and extended semi-detached house with parking space and landscaped garden which is a good size to the rear.
- Constructed in 1998 by a local builder, the house has been extended and improved in 2023 providing attractive, well presented accommodation which briefly comprises:-
- **Ground Floor** – Enclosed Entrance Porch, Bright Lounge with staircase to the first floor and access to Modern Fitted Kitchen/Breakfast room with pebble grey gloss finish units, integrated dishwasher, built-under electric oven, ceramic hob and built-in extractor hood, the Kitchen is open plan to a Utility area with integrated fridge/freezer and matching fitted units. Off the Utility area there is a Shower room with shower enclosure, toilet and vanity unit with wash basin all in white and a Study/third Bedroom which overlooks the front of the property.
- **First Floor** – Landing, Bedroom One with glimpses of the sea and mountains, Bedroom Two with some mountain views and Modern tiled Bathroom with 3 piece suite in white.
- Golden oak finish upvc double glazed windows and entrance doors, all with white finish to the interior. Matching upvc fascia boards and soffits.
- Oil fired central heating from combination boiler.
- To the front of the house is a small lawned area and a Tarmac finish **Parking Space**.
- A double gated pathway leads you down the side of the house to an **enclosed beautifully landscaped rear garden** with Indian sandstone paved patios in neutral colours ideal for “Al Fresco” dining, attractive timber Pergola, lawned area etc. **Large timber garden shed**.
- Pleasantly situated on the perimeter of a small residential development in the heart of this rural village within easy walking distance of a Golf Course, Public House and Community centre. Benllech is less than two miles away and offers a range of amenities and beautiful sandy bay.
- If you are looking for a modern home which is “**Ready to Move In to**”, then this could be the property for you.

AMENITIES IN BENLLECH BAY (1.5 miles) – Good range of shops, Post Office/Supermarket, Primary School, Medical centre, Library, Bowling green, tennis courts, Churches, Chapel etc., beautiful sandy bay and coastal walks.

VIEWING – Strictly by appointment through Anglesey Property Company. **NO CALLERS.**

GROUND FLOOR

Golden oak finish upvc double glazed door to **ENCLOSED ENTRANCE PORCH – 4' 1" x 2' 9"** – Wood effect vinyl tiled floor. Golden oak finish upvc double glazed window. Attractive modern glazed panel white door to Lounge.



Bright Lounge with staircase to the first floor and access to the Kitchen/Breakfast room.

BRIGHT LOUNGE – 15' 6" x 14' 1" – Staircase to first floor. Two golden oak finish upvc double glazed windows overlooking front of property. Wood effect grey laminate flooring. Coved ceiling. Double panel radiator. Modern glazed panel white door to the Kitchen/breakfast room.



Kitchen/Breakfast room with pebble grey gloss finish units and electric appliances.

MODERN FITTED KITCHEN/BREAKFAST ROOM – 14' 1" x 9' 9" – attractive pebble grey gloss finish units comprising – Charcoal colour single drainer sink unit with chrome finish mixer tap. Corner base unit, two drawer base units, pull out spice rack base unit and 3 single base units with complementing grey wood effect work surface and upstand above. Electrical integrated equipment includes a dishwasher and modern extractor hood with concealed ducting to the exterior wall. Built-under “Beko” electric oven with ceramic hob above, glass splash back panel in platinum colour. Corner wall unit and four single wall units. Inset ceiling lights. Mains heat detector. Double panel radiator. Golden oak finish upvc double glazed window overlooking landscaped rear garden. LVT (Luxury Vinyl tiling) waterproof flooring in a dark grey wood effect finish. Golden oak finish upvc double glazed door to Indian sandstone paved patio and garden. Wide opening with two steps finished in contrasting LVT waterproof flooring down to **UTILITY AREA – 10' 3" x 6' 5"** – LVT waterproof flooring to match the Kitchen area. Radiator. Units in pebble grey gloss finish comprising single base unit with work surface above and three single wall units, all to complement the kitchen area. Integrated fridge/freezer. Plumbing for automatic washing machine. Modern white panelled doors lead off the utility area to a Shower room and a Study/third Bedroom.



Utility Area with matching pebble grey gloss units and integrated fridge/freezer.



Study/Third Bedroom.

STUDY/THIRD BEDROOM – 11’ 6” x 9’ 3” maximum – Radiator. Golden oak finish upvc double glazed window overlooking front of the property.



Shower room with shower enclosure, toilet and vanity unit with wash basin.

SHOWER ROOM – 9’ 2” x 4’ 9” – White suite with shower enclosure, the thermostatic shower is run from the combination central heating boiler and the walls are finished with grey fleck splash panels, white gloss vanity unit with white sink and mosaic wall tiling above. Toilet. Cupboard housing “Worcester” combination oil fired central heating boiler, linen storage space above. Chrome finish ladder radiator. Extractor fan. Inset ceiling lights. LVT waterproof flooring to follow through from the utility area. Golden oak finish upvc double glazed window.

FIRST FLOOR

LANDING – Large airing cupboard housing a radiator. Access to insulated loft. Mains smoke alarm. Fitted carpet to the stairs and landing.



Bedroom One with glimpses of the mountains and sea

BEDROOM ONE – 14’ 1” x 10’ – Radiator. Golden oak finish upvc double glazed window with glimpse of the Yr Wyddfa mountain range and the sea. Fitted carpet.



Bedroom Two with some mountain views.

BEDROOM TWO – 14' 1" into recess reducing to 10' 9" x 8' 1" – Radiator. Golden oak finish upvc double glazed window with glimpse of the Yr Wyddfa mountain range. Fitted carpet.



Modern tiled Bathroom with white suite

MODERN TILED BATHROOM – 7' x 5' 4" – white suite comprising – tiled panel bath with hand grips and dual thermostatically controlled shower head above run from the combination central heating boiler, bath fitted with glazed shower screen. Extractor fan. Pedestal wash hand basin and toilet. Inset ceiling lights. Vinyl wood effect flooring. Golden oak finish upvc double glazed window.

EXTERIOR

Small lawned area to the front of the house.

Tarmac finish to **DRIVEWAY** providing **PARKING SPACE**.



Rear Elevation and landscaped Rear Garden with Indian sandstone paved patio's, lawn, pergola, shrubbery and Garden Shed.

Two Pedestrian gates to pathway leading down the side of the house to the **ENCLOSED LANDSCAPED REAR GARDEN** – Good fencing to all boundaries makes this a safe garden for animals and children. Attractive Indian sandstone neutral colour paved patio with access from the Kitchen/breakfast room. This is a pleasant area for "Al Fresco" dining. A good size lawned area leads you to a slightly raised terrace with Indian sandstone neutral colour paved seating areas, one with timber pergola suitable for trailing plants, ideal barbecue space. Shrubby to both sides of the garden and a eucalyptus tree. **LARGE TIMBER GARDEN SHED.**



Landscaped rear garden with patio for dining out, lawn, terrace, pergola and shrubbery.

SERVICES – Mains water and electricity. Maintenance free oil storage tank for central heating. Connected to Sewage Treatment Plant for Cae Rhos Estate.

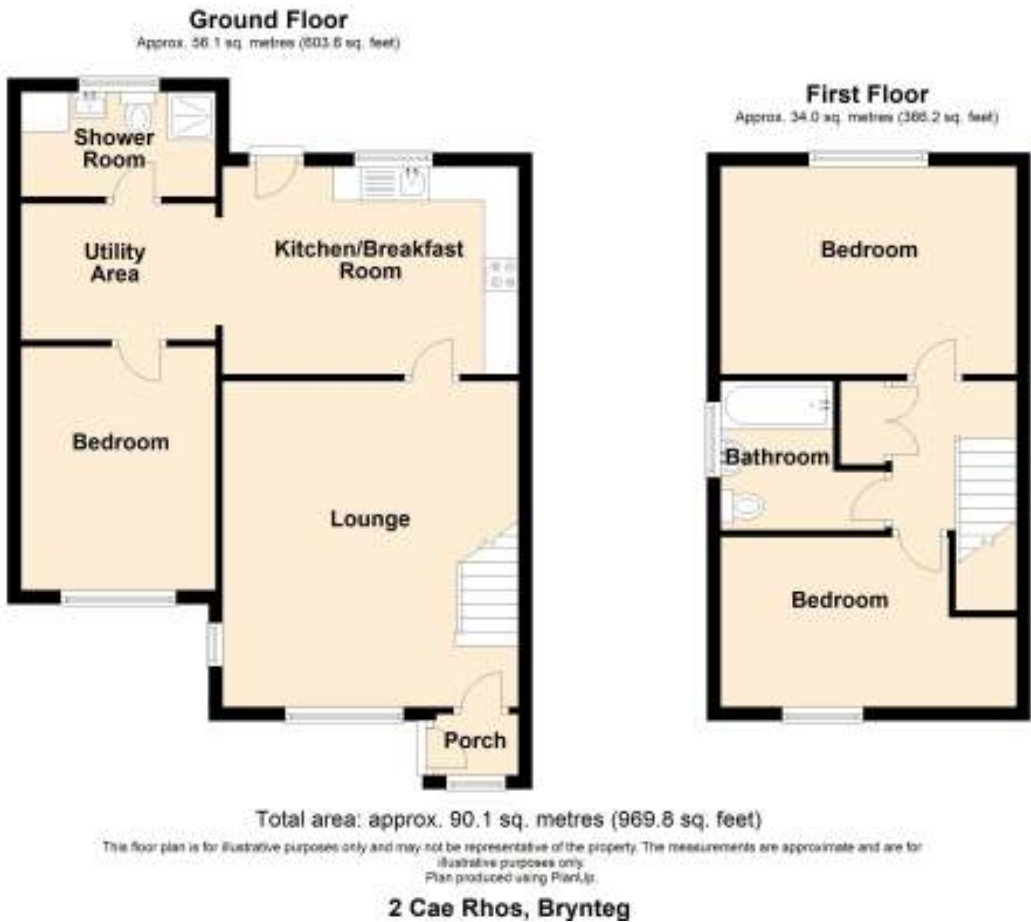
TENURE – Freehold

COUNCIL TAX BAND - C

DIRECTIONS – From Anglesey Property Company turn left onto the A5025, take the first turning left into Lon Pant-y-Cudyn, drive to the end, turn left onto the Llangefni Road and proceed 1.5 miles to Brynteg Crossroads. Turn right and take the first turning right into Cae Rhos, No. 2 can be seen on your left hand side as you enter the road.

www.angleseyproperty.co.uk

FLOOR PLAN



ENERGY PERFORMANCE GRAPH

