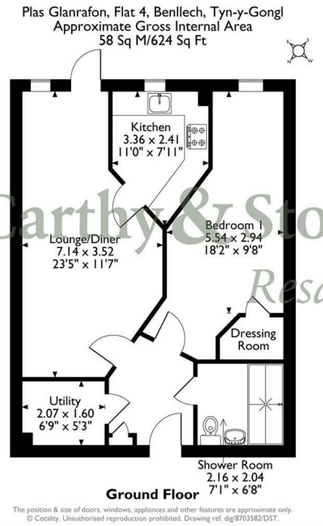
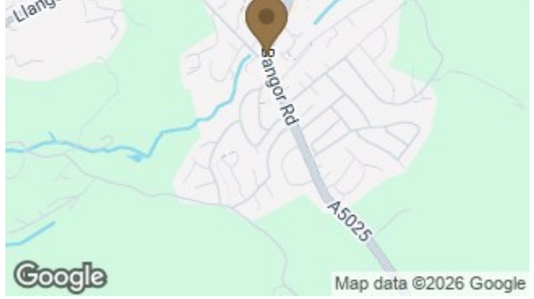
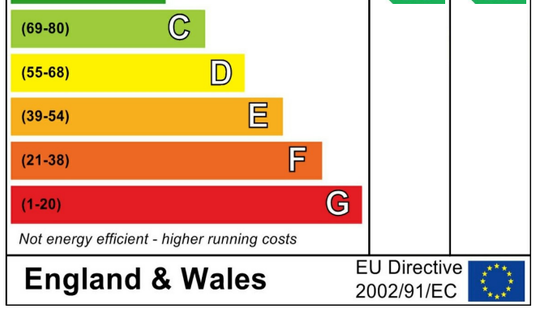
Excellent

Trustpilot

McCarthy & Stone
Resales.



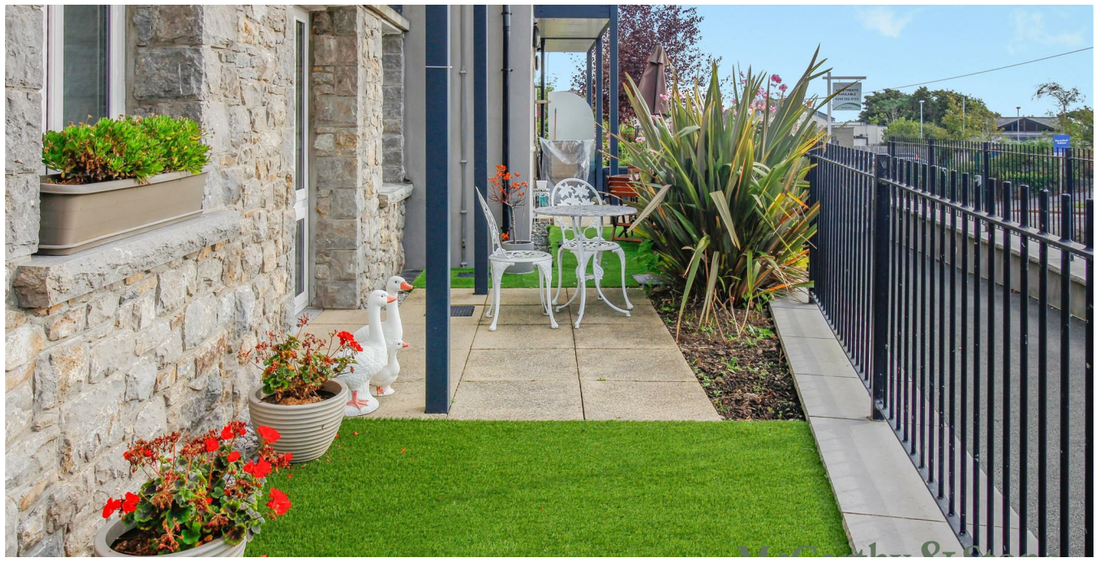


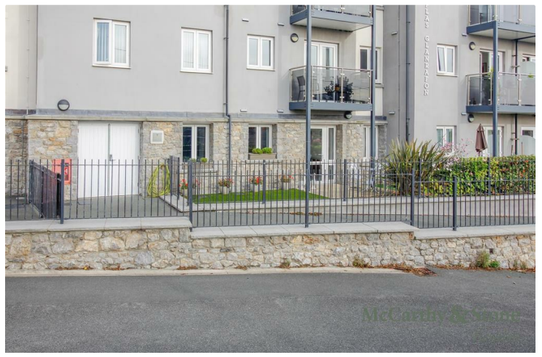


This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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Registered in England and Wales No. 10716544

The Property Ombudsman







4 Plas Glanrafon

Bangor Road, Tyn-y-Gongl, LL74 8TP

1 1 Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 4 Plas Glanrafon could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £190,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Private patio area
- Spacious double bedroom
- Walk-in wardrobe
- Modern Kitchen
- House Manager
- Homeowners' lounge
- Landscaped gardens
- Close to all amenities
- Excellent transport links
- 24-Hours emergency call system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

4 Plas Glanrafon, Tyn-y-Gongl

1 | 1 | Asking price £190,000

Plas Glanrafon

Located on the thriving Isle of Anglesey, this stylish development is perfect for those who want to enjoy the tranquillity of the beach. Relax in the homeowners' lounge which features professionally designed interiors with space for guests, social activities and events. Friends and family are always welcome and can book a stay in the on-site Guest Suite (usually for a fee of £35 per night - subject to availability).

Benllech is a quaint beach town and enjoys stunning coastal views with a short ½ mile walk to the main high street and beach. What's more, with a Tesco Express and a Co-Op store within 200 yards of the complex, as well as the local butchers, bakers, and cafes in town, everything you need, really is on your doorstep.

This McCarthy and Stone Retirement Living complex is also close to the local library, tennis courts and bowling greens. There is also a brand new state of the art GP surgery that is opposite the development which offers a variety of weekly clinics.

For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Property Overview

This immaculate one-bedroom, lower-ground-floor apartment enjoys a desirable south-east-facing position overlooking the front of the development. The spacious lounge opens directly onto a private patio, while the accommodation also features a modern fitted kitchen with integrated appliances, a generous double bedroom with a walk-in wardrobe, a contemporary shower room, and a spacious utility room housing a washer-dryer. Ideally located close to the shoppers' entrance, the apartment offers convenient access for everyday essentials.

Social Lifestyle

The Communal Lounge is at the heart of the community at Plas Glanrafon and is where the majority of social gatherings take place. Regular activities include; coffee mornings, chair yoga, film afternoons, art classes, knit & natter and the occasional fish and chip supper. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Plas Glanrafon the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy & Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy & Stone Homeowner

Additional Information & Services

- Full Broadband available, not included in the service charge
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or telephone, TV and broadband. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge £3,576.98 per annum (for financial year ending 30th June 2027)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease info

Lease length: 999 years from 2017
Ground rent: £425 per annum
Ground rent review: Jun-32

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.









