



**Sweetcroft 6 Breeze Hill, Tyn-Y-Gongl, LL74 8UA**  
**Offers In The Region Of £375,000**

A spacious detached , individually built four bedroom chalet style bungalow, benefitting from a spacious corner plot, and very conveniently situated within the village. Considered within easy walking distance of the village's amenities and its renowned sandy beach. Having four bedrooms, two reception rooms and two bathrooms, the property is suitable for both a family or for retirement.. It has been upgraded with replacement kitchen and bathroom fittings, as well as having been re-roofed and a modern oil central heating system provided. Much larger than average gardens, as well as off road parking and a garage. Well worthy of inspection.



### **Vestibule Porch**

With double glazed entrance door and two side panels, internal door to garage.

### **Hallway**

A spacious light area with vaulted ceiling with rooflight, wide cloak cupboard, radiator, staircase to the first floor, telephone/internet connection.

### **Lounge 15'10" x 11'4" (4.85 x 3.46)**

Having a wide front aspect double glazed window and door, giving excellent natural daylight, and with views towards the headland. Coved ceiling with pendant light, two radiators, tv connection.

Wide opening to:

### **Study/Dining Area 7'4" x 6'11" (2.24 x 2.13)**

With wall shelving.

### **Breakfast Room 8'11" x 8'5" (2.73 x 2.59)**

With radiator, and wide opening to:

### **Kitchen 13'7" average x 9'4" (4.15 average x 2.86)**

Having a modern range of dual finish kitchen units in a contrasting light timber and grey finish, with worktop surfaces to four sides with splashback surround. Recess for an electric cooker with splashback and extractor unit over, further space for a washing machine, dryer and fridge/freezer. Larder unit, quarry tiled floor, radiator, double glazed outside door.

### **Bedroom Two 13'10" x 9'10" (4.24 x 3.00)**

With dual aspect windows overlooking the gardens, two radiators.

### **Bedroom Three 12'10" x 7'11" (3.93 x 2.43)**

With two windows overlooking the gardens, radiator, tv connection.

### **Bathroom 5'6" x 5'2" (1.70 x 1.60)**

Having been refitted to include fully panelled walls, and a suite comprising a panelled bath with electric shower over and glazed shower screen. Wash basin, wall cabinet, shaver point, radiator.

### **Separate W.C**

With w.c. fully panelled walls.

### **First Floor**

### **Bedroom One 12'6" x 10'6" (3.83 x 3.21)**

With window giving fine sea views towards the Great Orme and with radiator under, eaves storage cupboards, small wardrobe.

### **En-suite 9'1" x 7'4" (2.78 x 2.26)**

With spacious shower enclosure with glazed surround and twin head shower control. Wash basin, w.c. Full length wardrobes to one wall, and further airing cupboard. Radiator, shaver point, hatch to attic.

### **Inner Landing**

With eaves storage cupboards, and access to:

### **Bedroom Four 12'11" x 10'4" (3.95 x 3.17)**

With velux, radiator.

### **Outside**

A concreted drive off Breeze Hill gives off road parking for 1-2 cars and leads to the attached garage.

A special feature of the property is the much larger than average corner plot giving spacious grounds to both sides and front. The gardens are mostly lawn with established hedging to their boundaries and with a selection of shrubs and flowers. There is a concreted patio off the living room and a further spacious slate patio to the southern side to enjoy the afternoon and evening sun. Timber garden shed.

### **Garage 22'9" x 10'3" (6.95 x 3.14)**

With up and over door, wall shelving, 'Grant' oil fired central heating boiler. Power and light provided.

### **Services**

Mains water, drainage and electricity.

Oil fired central heating.

### **Tenure**

R=The property is understood to be freehold and this will be confirmed by the vendor's conveyancer.

### **Energy Performance Certificate**

Band D

### **Council Tax**

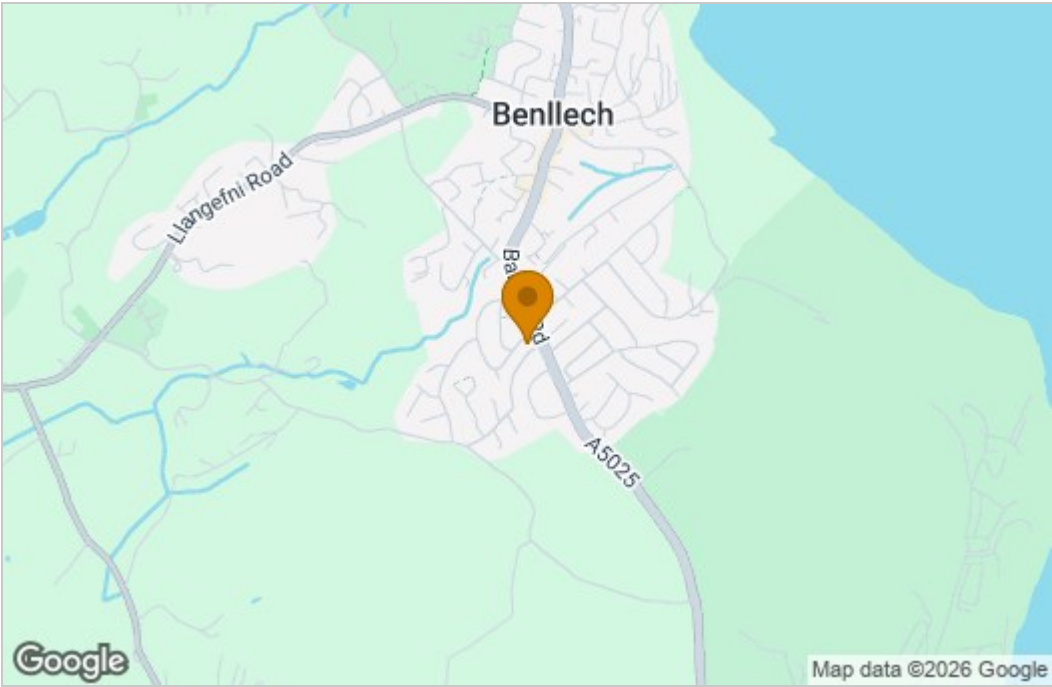
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Floor Plan

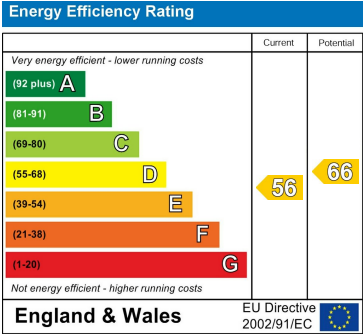


Total area: approx. 171.8 sq. metres (1849.5 sq. feet)

Area Map



Energy Efficiency Graph



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