

EGERTON ESTATES



Hafod Amlwch Road, Tyn-Y-Gongl, LL74 8SR

Offers In The Region Of £950,000

A truly outstanding gentleman's residence of character, built by a local ship's captain at the turn of the 20th century, and enjoying panoramic southerly views to the front over Benllech beach, Red Wharf Bay and further to the impressive Eryri mountain range and Snowdon itself. To include an immaculate detached 3 bedroom bungalow, Y Bwthyn, in the grounds. The sale of Hafod offers a rare opportunity to acquire a landmark property in the ever popular seaside village of Benllech, offering a character and quality family residence together with the opportunity to receive an excellent income from the bungalow.

Open Porch

With glazed sides and quarry tiled floor. Glazed door to:

Reception Hall

A spacious reception area with a mosaic tiled floor adjacent to the entrance door, and exposed woodblock floor to the remainder. Truly outstanding and wide dog-leg staircase to the first floor. High level ornate plate shelves. Attractive stained glass surround to the rear hallway, high skirting boards (12"), two radiators.

Cloakroom

With w.c. wash basin, wood block flooring and pitch pine panelled ceiling.

Lounge 18'9" (into bay) x 13'0" (5.73 (into bay) x 3.97)

Having a near full length double glazed bay window to give fine distant views of the Eryri (Snowdonia) mountains and Benllech beach. Decorative timber surround fireplace with cast iron inlay and tiled surround, together with a polished hearth and inset gas fire. High level decorative plate shelf, high skirting boards, two radiators.

Dining Room 16'2" (into bay) x 13'1" (4.95 (into bay) x 4.01)

Again with a near full width double glazed bay window giving both beach and mountain views. Attractive decorated light marble fireplace and hearth, high level decorative plate shelves and 12" skirting boards. Two radiators. There is a woodblock floor provided under the carpet to this room.

Inner Hall

With radiator, telephone connection.

Morning/Breakfast Room 16'2" (into bay) x 13'1" (4.95 (into bay) x 4.01)

With a feature dark blue 'Aga' stove with adjoining kitchen cupboards. Double glazed bay window to the side, picture rail, radiator

Kitchen 13'2" x 7'6" (4.02 x 2.31)

Having a good range of modern style base and wall units in a light cream laminate finish with worktop surfaces to 3 sides with pvc panelled surround. Integrated eye level oven and inset microwave over, fitted fridge/freezer and dishwasher. Deep pan drawers, larder style cupboards and 1.5 bowl stainless steel sink unit under a rear aspect window, tiled floor.

Rear Hallway

Having a most attractive mosaic tiled floor, small cloak cupboard, and further cupboard housing both the oil central heating boiler and space for a washing machine.. Radiator, outside door to rear.

Bedroom 4 10'2" x 9'7" (3.10 x 2.93)

With radiator.

En Suite 7'9" x 4'8" (2.38 x 1.43)

With a corner shower enclosure with thermostatic shower control. Wash basin, WC tiled floor.

First Floor Landing

As impressive as the ground floor reception area with wide arched openings, stained glass to the half landing area. picture rail, radiator. Staircase to the Attic Floor with store cupboard under. Double opening window to the front elevation giving very fine views of the Snowdonia mountains and Red Wharf Bay.

Bedroom 1 15'2" x 13'0" (4.64 x 3.97)

With a front window giving panoramic beach, sea and mountain views. Wash basin in a vanity unit with large mirror over, 2 radiators.

Partitioned En Suite

With shower enclosure and WC. tiled walls and floor.

Bedroom 2 13'1" x 12'7" (4.01 x 3.85)

With a wide front aspect window giving panoramic beach, sea and mountain views, radiator.

Partitioned en-suite

Having a shower enclosure, wash basin, WC. panelled walls and electric towel radiator.

Bedroom 3 13'0" x 12'7" (3.98 x 3.86)

Having a gable window, wide vanity unit with storage cupboards and sink unit, radiator, picture rail.

Bathroom 9'10" x 7'10" (3.02 x 2.41)

Having the original sunken cast iron bath with shower over and shower screen. Wash basin with large mirror over, WC, radiator. Spacious linen cupboard with shelving and radiator. Tiled floor and part tiled walls, the remainder understood to have the original wall panelling.

Second WC

Being separate and with tiled walls.

Attic Floor

Having the original fixed staircase and presently divided into two rooms. This area was formerly bedrooms with good headroom and both rooms enjoying panoramic sea and mountain views.

Room 1 16'3" x 15'10" (4.96 x 4.83)

With a front dormer window, radiator

Partitioned En Suite

With a shower enclosure, wash basin, WC. Tiled walls and floor.

Room 2 20'4" x 9'2" (6.22 x 2.80)

With a gable dormer window giving glorious views over Red Wharf Bay. Radiator.

Outside

The property has two entrances off the village road to give an "in-out" entrance which leads to a wide tarmac area giving ample open parking and giving access to the detached Double Garage as well as

BWTHYN HAFOD

This is a detached Cottage situated close to the main house, presently used as a very successful holiday let, easily achieving the 182 day Council Tax Threshold for no Council tax payments, and with a very long established income record with details available to bona fide purchasers only.

The cottage is in very good modernised condition with its own private garden area.

Reception Hall

With double opening and double glazed doors and side windows. Decorated tiled floor, wall lights, radiator. Cupboard housing the oil fired central heating boiler.

Living Room/ Kitchen

L shaped and open plan.

Living Area 18'0" x 11'10" (5.49 x 3.62)

A naturally light room with high vaulted ceiling with exposed roof beams. Large front aspect window and further side window as well as a double glazed door which leads to a private patio and garden. Feature Villager wood burning stove on a slate hearth, attractive exposed stone to part of the walls. Tiled floor, 2 radiators, tv connection.

Kitchen Area 9'4" x 5'11" (2.86 x 1.82)

Having a modern range of base and wall units in a matt white timber finish with composite quartz style worktop surfaces and tiled surround. Integrated ceramic hob with concealed extractor over and oven under, and integrated dishwasher. Stainless steel sink unit with monobloc tap and space for a fridge/freezer.

Bathroom 6'11" x 6'9" (2.12 x 2.07)

Having been upgraded with a modern white suite comprising of a panelled bath with Mira electric shower over and glazed shower screen. Vanity unit enclosing a wash basin with large mirror/light over, WC. Fully tiled walls and pvc panelled ceiling, radiator.

Bedroom 1 12'11" x 10'1" (3.96 x 3.08)

Having a side aspect window giving distant mountain views. Fitted wardrobe, light timber laminate floor covering, radiator. Vanity unit with wash basin and large mirror/light over.

Bedroom 2 12'9" x 9'6" (3.90 x 2.91)

With side aspect window as well as a roof light, and with a fitted wardrobe. Light timber laminated floor covering, radiator. Modern vanity unit with wash basin and large mirror/light over.

Bedroom 3 9'4" x 7'6" (2.86 x 2.30)

With front aspect window with radiator under. Light timber laminated floor covering.

Outside

The Cottage has its own private garden to the side of the living room which opens onto a paved patio and then leads to a good sized and private lawned garden area with shrubbery to the boundaries.

There is also access to a partitioned area to the rear of the garage that serves as an Utility Room for the Cottage with plumbing for a washing machine.

Business

Bwthyn Hafod has traded as a holiday let since 1999 and with an excellent reputation for quality and repeat business. It has always surpassed the 182 day letting requirement and has established income details available to bona fide purchasers only.

Services

Mains water, drainage and electricity

Oil fired central heating

Rates

Rateable Value: £3450

As the property has been used as a holiday let house since 1999, it has a rateable value.

No rates paid as the property consistently lets for in excess of 182 days a year.

Tenure

The whole property is Freehold and is sold with vacant possession.

This will be confirmed by the Vendors' conveyancer.

Energy Performance

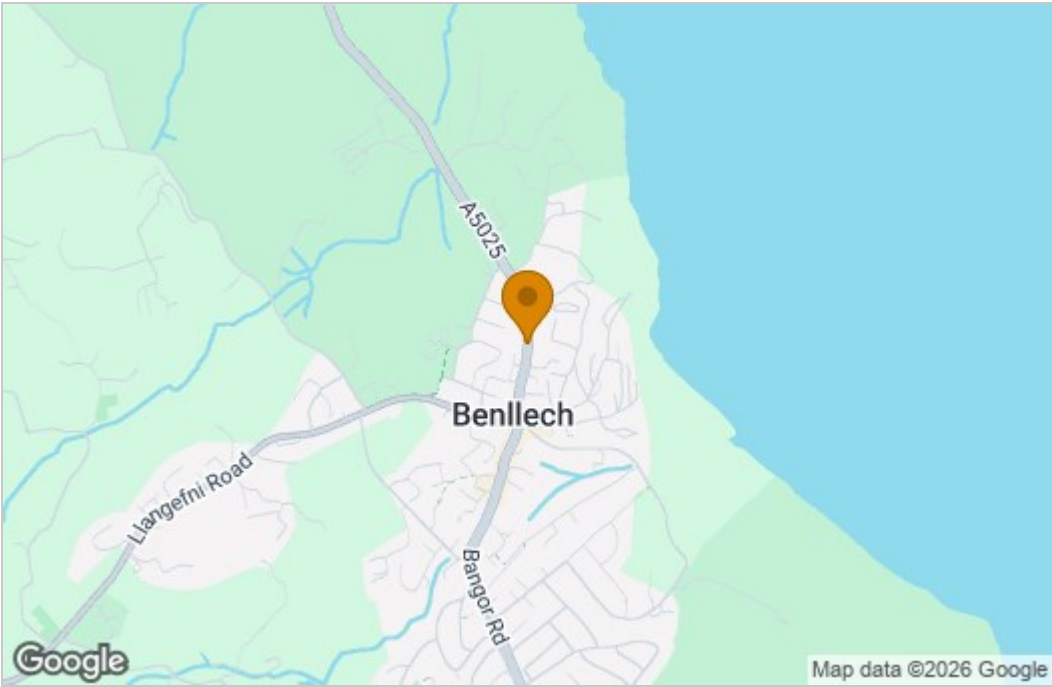
Hafod Main 41/60 E

Bwthyn 46/68 E

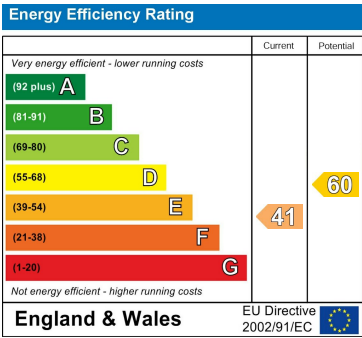
Floor Plan



Area Map



Energy Efficiency Graph



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