EGERTON ESTATES









Swn y Wylan 25 Breeze Hill, Benllech, LL74 8UB

Offers In The Region Of £395,000

Swn y Wylan (The Sound of the Gulls) is a delightful and extended detached modern dormer bungalow very conveniently situated in the village being within walking distance of all amenities. Nestled in the charming area of Breeze Hill, Benllech, and enjoying sea and mountain views to the rear, this delightful detached home offers a perfect blend of comfort and space. With three generously sized reception rooms, this property is ideal for both entertaining guests and enjoying quiet family time. The layout provides ample room for relaxation and leisure, making it a wonderful home for those who appreciate a spacious living environment. The property features three well-appointed bedrooms and two modern bathrooms.

Set in a tranquil location, this bungalow benefits from the serene surroundings of Benllech, known for its beautiful beach and scenic views. The area offers a friendly community atmosphere, making it an ideal place for families or those looking to enjoy a quieter lifestyle.

This property presents a fantastic opportunity for anyone seeking a spacious and versatile home in a desirable location. With its thoughtful design and ample living space, this bungalow is sure to impress. Don't miss the chance to make this lovely property your own.

Porch
With double glazed entrance door with side windows, coat hanging space. Glazed inner door to:

Reception Hall
A spacious reception area with cloak cupboard, machined oak flooring, staircase to the first floor, radiator, telephone connection.

Living Room 19'10" x 14'3" (6.05 x 4.35)
Having a wide front and side aspect window giving good natural daylight. Contemporary timber surround fireplace with marble inlay and hearth with fitted gas fire. Coved ceiling with two pendant lights, two radiators, t.v connection.
Double opening doors to:

Dining Room 11'9" x 9'10" (3.60 x 3.01)
With a wide opening into the kitchen to give an open plan effect. machined oak flooring, dual aspect windows one with radiator under.

Kitchen 13'11" x 9'10" (4.25 x 3.02)
Having a modern range of base and wall units in a matt white finish with contrasting timber worktops and tiled surround. Integrated fittings include an eye level double oven, ceramic hob with extractor over, 1.5 bowl stainless stell sink unit. Machined oak flooring, radiator.

Utility Room 6'9" x 6'7" (2.08 x 2.01)
With fitted worktops to include a stainless steel sink unit. Space under for both a washing machine and dishwasher, space for a fridge/freezer.
Double glazed door to the rear.

Lounge 17'4" x 13'5" (5.30 x 4.10)
Situated to the rear overlooking the garden and with a wide opening to the rear conservatory. Coved ceiling with two pendant lights, radiator, machined oak floor covering.

Bedroom One 11'5" x 10'9" (3.49 x 3.29)
With sliding patio door to the rear conservatory, together with a side window, radiator. Partitioned w.c with wash basin in a vanity unit with large mirror over, towel radiator.

Conservatory 18'10" x 6'10" (5.75 x 2.10)
With rear full width double glazed rear aspect window giving fine distant sea views and also overlooking the rear garden, skirting radiator, wide double glazed door to the rear patio.

Bathroom 8'3" x 6'8" (2.54 x 2.05)
Having a recently refitted four piece suite comprising a panelled bath, corner shower enclosure with 'Mira' thermostatic shower control. Wide vanity cupboards with integral wash basin and w.c. Towel radiator, fully tiled walls.

First Floor Landing 9'11" x 6'9" (3.04 x 2.06)
A spacious area currently used as a study area with radiator, eaves storage and airing cupboard.

Inner Landing 11'5" x 6'6" (3.48 x 2.00)
Suitable as a dressing room to bedroom two, with eaves access either side which is floored to provide good storage.

Bedroom Two 12'11" x 11'4" (3.95 x 3.47)
With a three door fitted wardrobe, radiator, skylight.

Bedroom Three 14'6" x 11'5" (4.44 x 3.50)
Having a rear aspect window to give a panoramic sea view over Red Wharf Bay and Southwards towards the mountains. Fitted three door wardrobes, radiator.
Partitioned shower room with shower enclosure with 'Triton' electric shower control, W.C, wash basin.

Outside
A tarmacadam drive leads up to the garage, and is spacious enough to give ample off road parking for 4-5 cars as well as a further parking area to the front.
To the front is a delightful and well tended garden area with a lawn as well as numerous shrubs and trees.
To the rear is a raised patio area with level access off the conservatory, and from where there are fine sea views. The rear garden is a triangular shape with numerous shrubs and bushes and to include two timber garden sheds and greenhouse. To the rear of the utility room is a further private paved patio with external power point.

Garage 19'2" x 8'8" (5.85 x 2.65)
With up and over door and rear personal door. Power, light and water connection. 'Worcester' oil fired central heating boiler.

Services
Mains water, drainage adn electricity.
Oil fired central heating and double glazed windows and doors.

Council Tax
Band C

Energy Performance
Band E

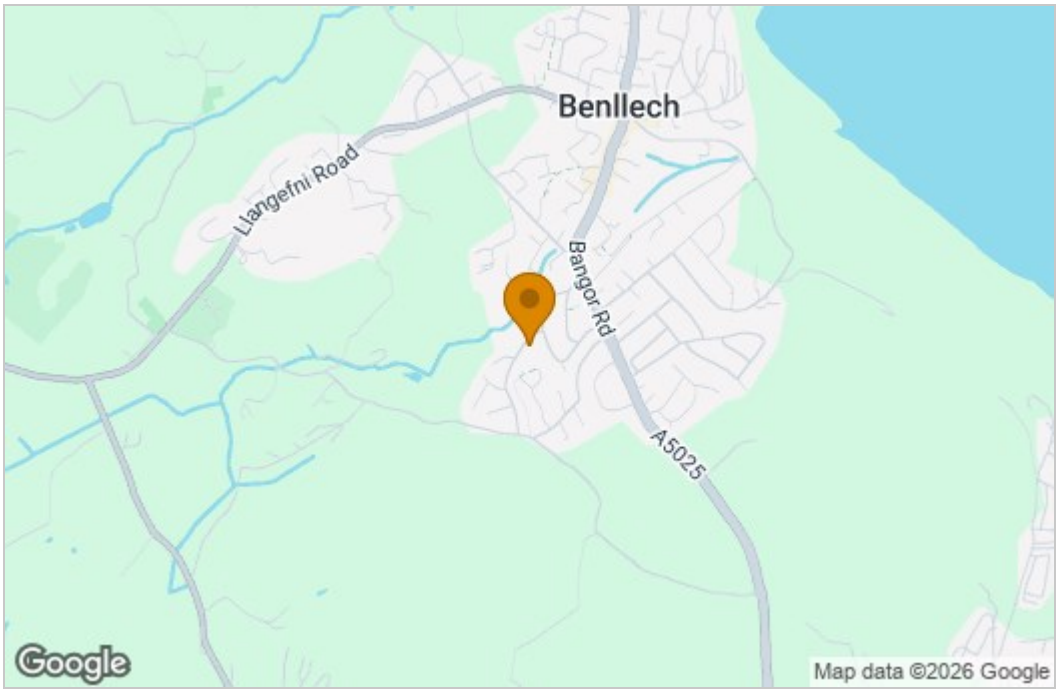
Tenure
Understood to be Freehold, which will be confirmed by the vendor's conveyancer.

Floor Plan

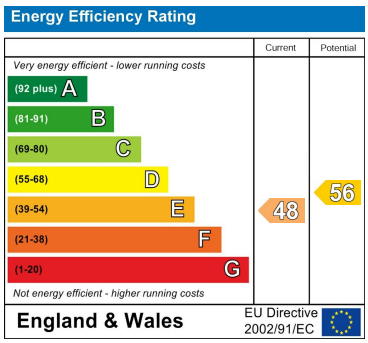


Total area: approx. 206.0 sq. metres (2217.1 sq. feet)

Area Map



Energy Efficiency Graph



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