EGERTON ESTATES









55 Craig Y Don, Benllech, LL74 8TB

Reduced To £330,000

Beautifully presented throughout. A delightful detached three bedroom bungalow boasting a unique rear elevated garden as well as paved patios and attractive rock outcrops. Situated on the popular residential estate of Craig Y Don in the seaside village of Benllech. Being within easy distance of the many local amenities that Benllech has to offer, and sitting on the periphery of the estate backing onto open countryside and having larger than average gardens. This well presented bungalow offers bright, spacious and flexible accommodation comprising; Hallway, Lounge, kitchen/dining room, utility, w.c, three bedrooms, bathroom and a converted garage currently utilised as a workshop/storeroom. The grounds are well tended with vegetable beds, sunny private patios on several levels with sea and mountain views from the upper garden. Well worthy of internal inspection.

Open Porch
With pvc double glazed door, shelf, overhead light.

Hallway
Giving access to all principal rooms and access to an insulated and floored attic space with eaves storage via a wooden fixed folding ladder. Radiator. Attic space: 10.65m x 29.4m with power and light.

Lounge 18'8" x 11'7" (5.70 x 3.54)
A naturally light room with three large windows. Contemporary fireplace with a timber surround, stone inlay and slate hearth, and housing a multi fuel stove. Coved ceiling with two pendant lights. Corner shelving unit with leaded window, and tv and telephone connection.

Kitchen/Dining Room 13'4" x 11'7" (4.07 x 3.54)
Having a good range of retro style kitchen units in a 'Hessian' finish with speckled 'Silestone' (composite) worktop surfaces and tiled surround. Double drainer stainless steel sink unit under a rear aspect window enjoying a private aspect over the garden. Electric cooker recess with tiled splash back and extractor over. Open storage and display shelving on one wall is a feature of the kitchen . Ceiling downlights, radiator, and leaded window to the living room. Wide open access to:

Utility Room 7'11" x 8'0" (2.43 x 2.46)
Upgraded with a light speckled 'Silestone' (composite) worktop surface and adjoining 'Belfast' sink with tiled surround, and space under for a washing machine. Ample wall shelving, radiator. Internal access to the garage and Rear Porch with double glazed door to the rear garden and access to:

Cloakroom
With modern W.C with sink over and wall cabinet.

Bedroom One 12'8" x 9'8" (3.88 x 2.97)
With a wide rear aspect window overlooking the garden with radiator under. Coved ceiling with pendant light and further wall lights.

Bedroom Two 9'8" x 9'1" (2.97 x 2.77)
Again with a wide rear aspect window with radiator under, wall lights.

Bedroom Three 9'5" x 8'9" (2.88 x 2.67)
With front aspect window overlooking the well tended garden with radiator under. Fitted open shelving storage unit.

Bathroom 6'11" x 5'10" (2.13 x 1.78)
Having a modern white suite comprising a panelled bath with thermostatic shower over, glazed shower screen and tiled surround. Wash basin, W.C. towel radiator, wall cabinet and tiled floor.

Outside
A wide entrance off the estate road gives off road parking for two cars and a brick paved drive to the adjoining garage. The front garden offers a recently extended front slabbed and edged patio area with a gravelled area of raised vegetable beds, all bounded by shrubs, flowers and trees . Access to the rear garden from both sides of the bungalow . An ascent to the top of this unique limestone escarpment leads to an elevated and recently fenced level seating area surrounded by natural planting and a place to enjoy the abundant wildlife with distant sea and mountain views, and further shrubs , bushes and fruit trees. Included is a greenhouse and a good sized basement garden store (3.90 x 3.00) with power and light.

Garage 17'0" x 8'7" (5.19 x 2.62)
Currently utilised by the owners as a workshop with a front single double glazed external door. Extensive fitted cupboards and shelving and a 'Worcester' oil fired central heating boiler.

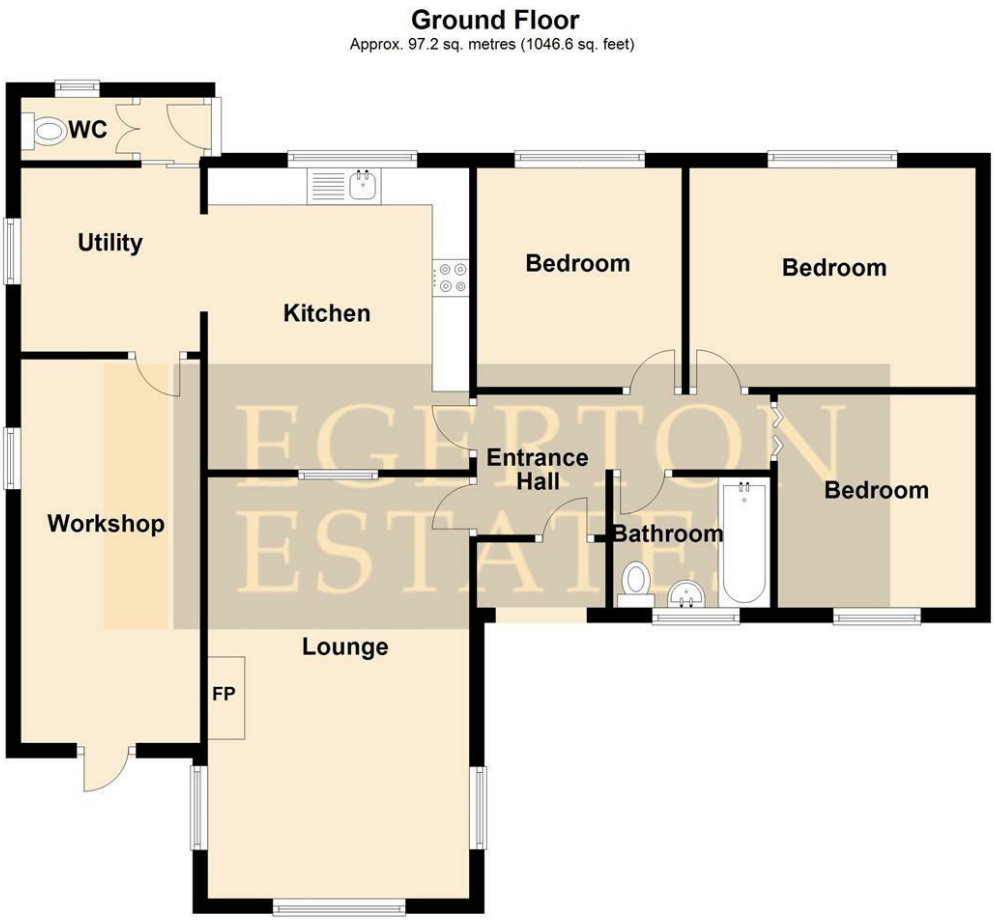
Energy Performance Certificate
Band E (53/73)

Council Tax Band
Band D

Services
Mains Water, Drainage and Electricity
Oil fired central heating.
Pvc double glazed windows , doors and pvc fascia boards.
Multi fuel stove.

Tenure
Understood to be Freehold and this will be confirmed by the vendor's conveyancer.

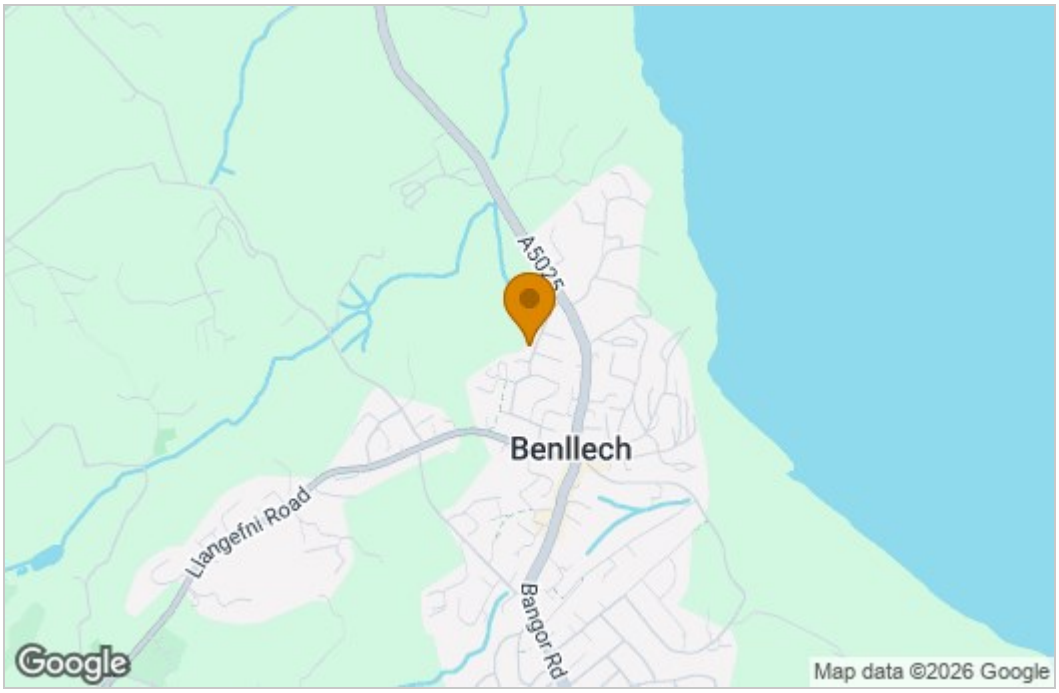
Floor Plan



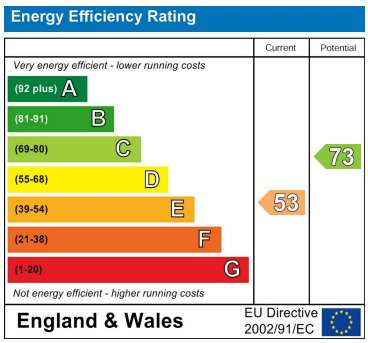
Total area: approx. 97.2 sq. metres (1046.6 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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The Property Centre, Padworth House, Benllech, Anglesey, LL74 8TF
Tel: 01248 852177 Email: enquiries@egerton-estates.co.uk https://www.egerton-estates.co.uk