

EGERTON ESTATES



Daisy Cottage 5 Dingle Lane, Benllech, LL74 8SP **Offers Over £400,000**

Nestled in the charming area of Dingle Lane, Ffordd Cynlas, Benllech, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

Situated in the picturesque village of Benllech, residents can enjoy the stunning coastal scenery and the nearby sandy beaches, which are perfect for leisurely strolls or family outings. The local amenities, including shops, cafes, and schools, are within easy reach, making this property not only a lovely home but also a practical choice for everyday living.

This bungalow presents an excellent opportunity for those looking to settle in a tranquil yet vibrant community. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your new home.

Open Porch

With overhead light, double glazed front door to:

Hall

With polished solid timber flooring, spacious cloak cupboard, separate store cupboard with shelving, radiator, hatch to the roof space.

Open Plan Kitchen/Living Room 23'2" x 11'10" (7.07 x 3.63)

A spacious open plan living area with near fully glazed rear aspect to give very fine sea views. The kitchen area is recently fitted with contemporary units in a white gloss finish with contrasting solid timber worktop surfaces which have been extended to give a spacious breakfast bar style dining area for up to 6 persons. The kitchen includes a 'Bosch' ceramic induction hob with 'Bosch' oven under. Recess for a washing machine and a built in wine cooler. 1.5 bowl stainless steel sink unit under a front aspect window, ceiling spotlights, vertical radiator. The living area is to the rear to maximise the sea views, with sliding patio doors onto a spacious elevated timber deck with toughened glass surround, being the perfect spot to sit outside and enjoy the views. The living area has a fireplace recess housing a multi-fuel stove on a slate hearth, and timber mantle over. Timber laminated flooring throughout, timber panelling to one wall.

Side Porch

Access off the kitchen area leads to a side porch.

Bedroom One 12'8" x 9'1" (3.87 x 2.77)

Again with fully glazed patio door to the rear to give fine sea views, and with access onto a raised timber deck with a sunken 6 person hot-tub and toughened glass surround. Radiator.

En-suite 9'1" x 2'6" (2.77 x 0.77)

With tiled floor and walls, and with a suite comprising a shower enclosure with electric shower control, w.c. wash basin in a vanity unit with large mirror over.

Bedroom Two 10'8" x 10'4" (3.27 x 3.15)

With twin front aspect double glazed window giving good natural daylight and with radiator under. Wall mounted t.v. connection.

Bedroom Three 11'11" x 9'6" (3.64 x 2.92)

With a very wide rear aspect window giving fine sea views and with radiator under. Wall mounted t.v. connection.

Modern Bathroom 6'8" x 5'11" (2.04 x 1.82)

Having a modern suite in white comprising a panelled bath with electric shower over. Wash basin, w.c. fully tiled walls with large fixed wall mirror, towel radiator, pvc panelled ceiling, timber laminated flooring.

Outside

Situated at the end of a small cul-de-sac, a private drive gives off road parking and leads to the attached garage.

To the front is a low maintenance garden area, part with a pebbled finish as well as a large stone paved patio area for outdoor entertaining. The well screened boundary includes flowering plants and two palm trees. To the rear is a good sized but manageable rear garden, being well screened to give a good amount of privacy. This level garden is very low maintenance, being mostly artificial grass bounded by established shrubs and bushes. There is storage areas beneath both elevated timber decks with outside water connection.

Garage 18'4" x 10'5" (5.60 x 3.20)

Also used as a utility area with fitted worktops with space beneath for both a washing machine and dryer. There is also a door (restricted headroom) which gives access to an underfloor cellar area, suitable for general storage. The garage has an 'up and over' door, power and light as well as the propane gas fired central heating boiler.

Services

Mains water, drainage and electricity.

Propane gas central heating

Pvc double glazed windows and doors (most 2026) and pvc fascia boards.

Tenure

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

Council Tax

Band D

Energy Performance Certificate

Band E

Owners Note

The property is available fully furnished and with onward bookings if applicable

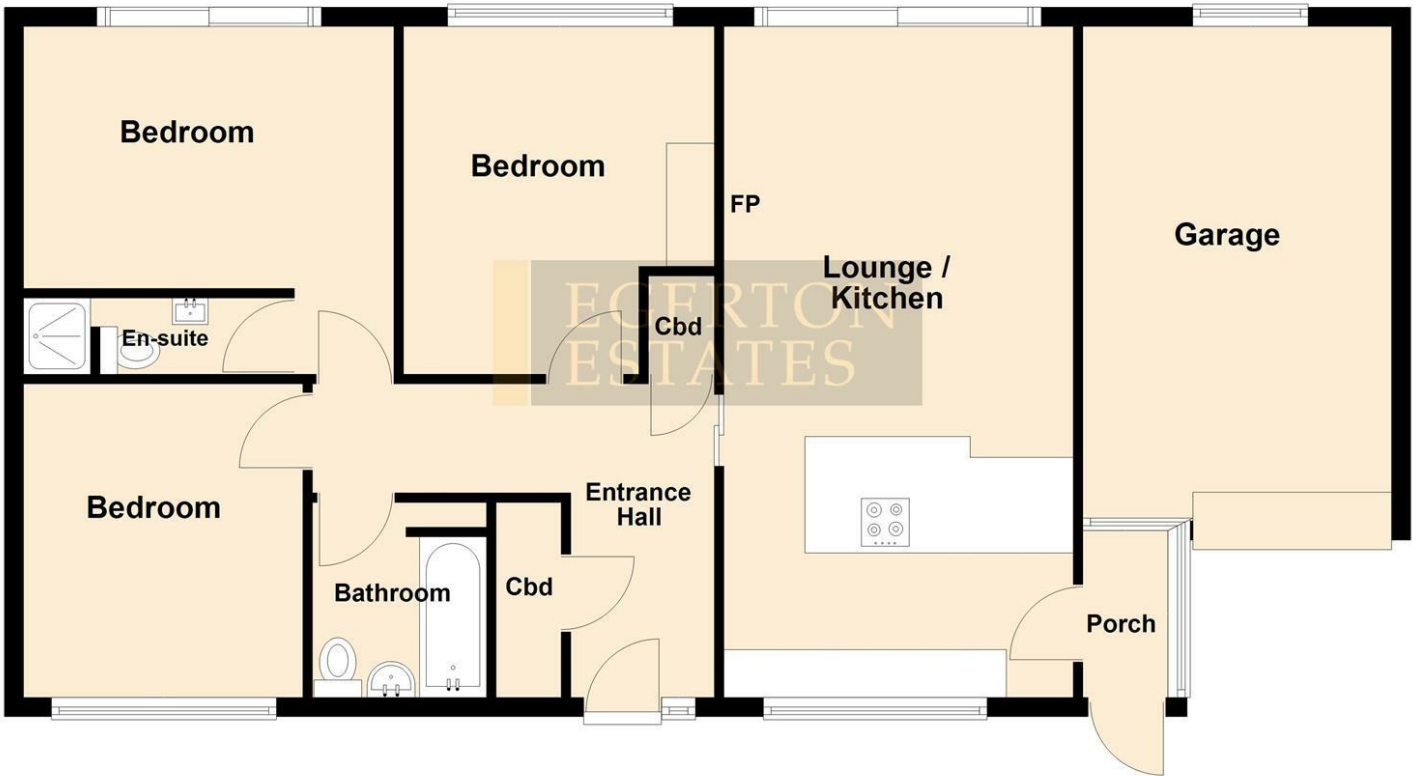
Income constantly over £40k and has comfortably been booked for over 182 days in a year.

Detailed figures available to bona fide purchasers

Floor Plan

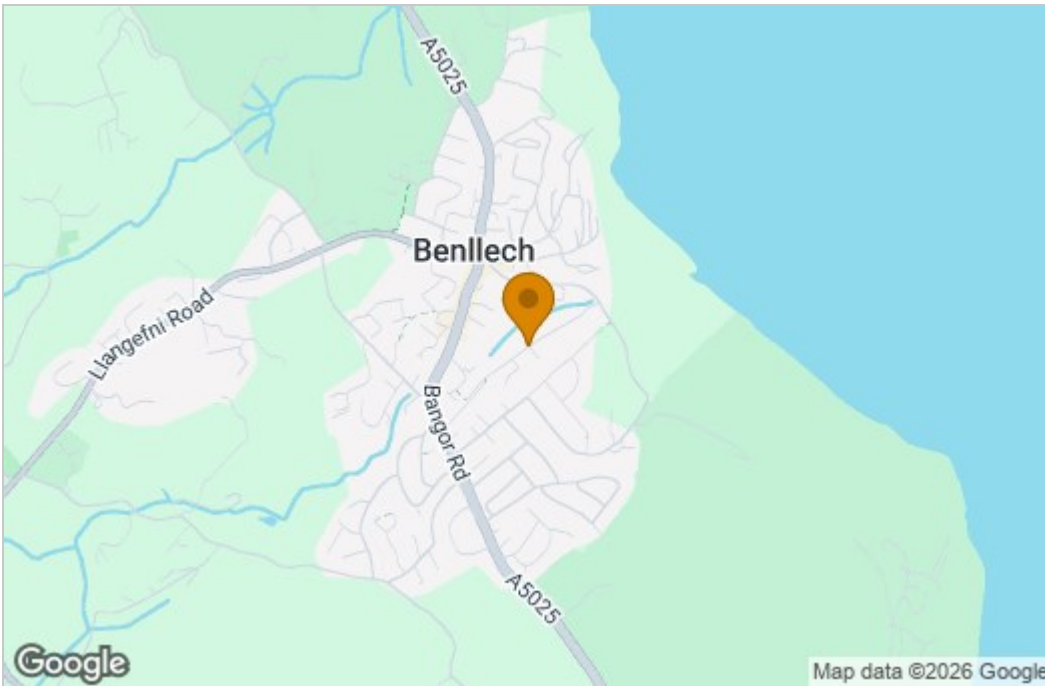
Ground Floor

Approx. 96.2 sq. metres (1035.0 sq. feet)

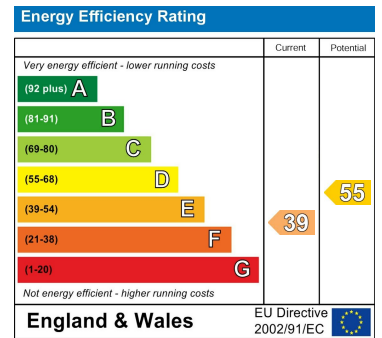


Total area: approx. 96.2 sq. metres (1035.0 sq. feet)

Area Map



Energy Efficiency Graph



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