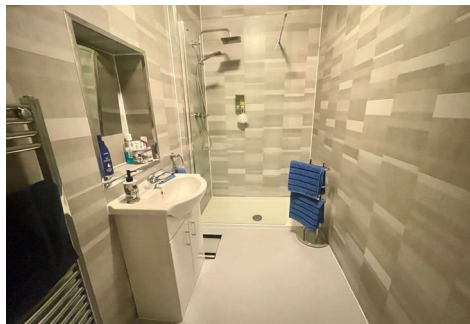


EGERTON ESTATES



Oelgra Cerrig Bungalow , Tyn-Y-Gongl, LL74 8RY **Offers In The Region Of £400,000**

A delightful detached four bedroom bungalow in a semi rural position within a mile to the seaside village of Benllech. Extended to give spacious family accommodation, a feature of the Oelgra are the spacious cottage style gardens to include three good sized established ponds. Being double glazed and with gas central heating, together with ample off road parking and garage, the bungalow is ideally suited for a buyer wishing the privacy of a countryside location yet convenient for local amenities and Benllech's renowned sandy beach.

AVAILABLE WITH NO CHAIN.

Conservatory Entrance 14'3" x 8'11" (4.36 x 2.74)

Having a double glazed surround to three sides and with double opening front doors, and opening onto the lounge. Tiled floor, wide opening patio door to:

Lounge 17'0" x 13'6" (5.19 x 4.13)

Having a marble surround fireplace with inset electric fire. Coved ceiling, radiator, t.v connection. Inner hallway leading to:

Dining Room 13'1" x 10'2" (4.00 x 3.12)

With dual aspect glazing to include a patio door to the rear patio and garden. Twin dado rails, wall lighting, radiator, telephone connection.

Inner Hall

With walk in store cupboard, and housing an 'Ideal' gas fired central heating boiler (2023). Tiled floor and wall shelving.

Cloakroom

Refitted with a wash basin in a vanity cupboard, WC, pvc panelled walls

Kitchen 13'0" x 10'2" (3.98 x 3.11)

Having an extensive range of solid timber fronted base and wall units to include glazed display units, wine rack and larder unit. Integrated gas hob with canopy extractor over, eye level double oven. Recess for a washing machine, and stainless steel sink unit under a rear aspect window. Fully tiled walls, double glazed outside door.

Bedroom One 11'0" x 8'11" (3.37 x 2.72)

With dual aspect windows. Fitted wardrobes with bed recess, radiator, t.v connection.

Bedroom Two 9'11" x 9'0" (3.04 x 2.75)

Again with dual aspect windows with rural views. Fitted wardrobes with bed recess, radiator, t.v connection.

Bedroom Three 10'11" x 8'11" (3.35 x 2.74)

With side aspect window. Fitted wardrobes with bed recess and further cupboards. Radiator, t.v connection.

Bedroom 4/Study 12'0" x 9'1" (3.68 x 2.78)

Presently used as a study with side aspect window, radiator.

Bathroom 9'10" x 4'11" (3.02 x 1.50)

Having been recently refitted with a full width shower enclosure with twin head thermostatic shower control, wash basin in a vanity cupboard with recess shelf, WC, towel radiator, fully pvc panelled walls in a light grey finish.

Outside Grounds and Gardens

Enjoying a large garden plot with a private drive leads to a parking area and extends further to the

garage. To the front of the bungalow is a large paved patio which gives additional parking if required. Also to the front is a 'raised' pond with pump. Along the western gable is a further paved patio, being a perfect spot to sit out and enjoy the evening sun. The paving extends to the rear where there is a further large paved patio area with access to the garage and another raised pond. At a lower level is the main garden area. Being a gardener's delight with a feature made of a large central pond. This pond is surrounded by a spacious lawn area and further area of rockery and a wealth of shrubs, perennials, bushes and trees. This garden enjoys excellent privacy from established hedging and bounded by feature limestone escarpment.

Garage 19'4" x 13'3" (5.90 x 4.05)

Having a good width, and with roller access door, power points, workbench and shelving, water tap.

Services

Mains water and electricity. Private drainage. Propane gas central heating system (2023)

Tenure

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

Council Tax

Band D

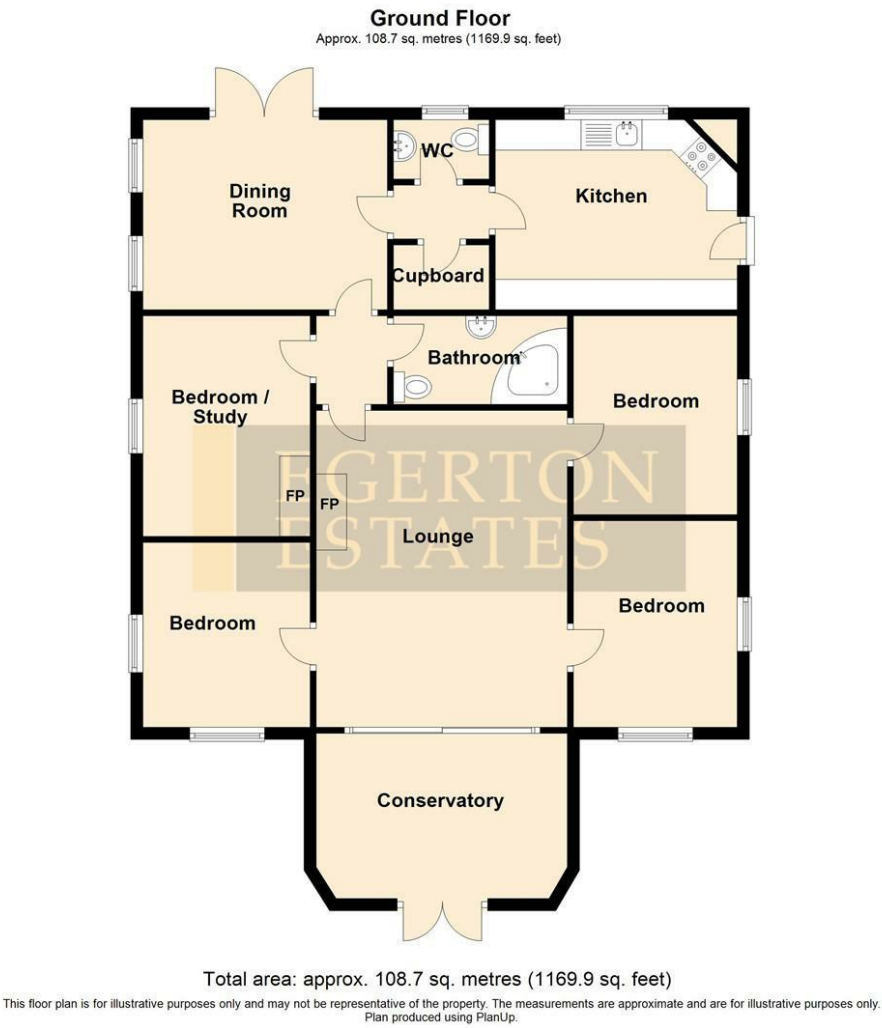
Energy Performance Certificate

Band F 34/90

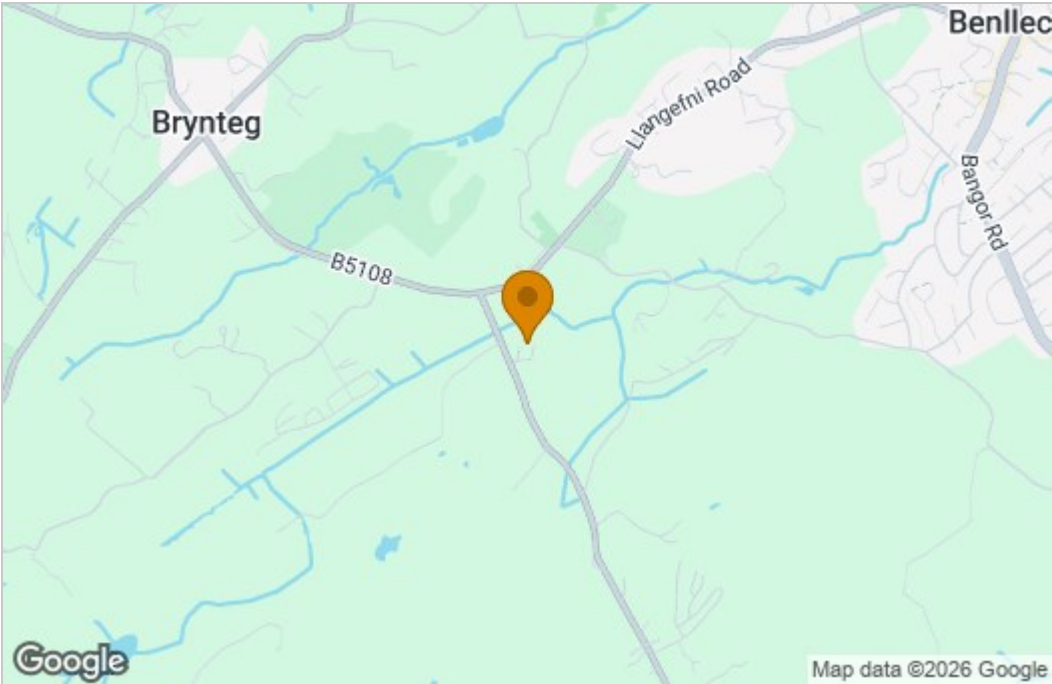
Directions

Take the B5108 from Benllech towards Brynteg. After the Tree Tops Holiday Park take the left turn signposted Llanbedrgoch and Nature Reserve. The gate to Oelgra Cerrig Bungalow can be seen on the LHS after the narrow left hand pull in.

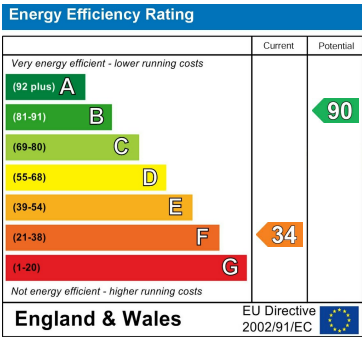
Floor Plan



Area Map



Energy Efficiency Graph



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