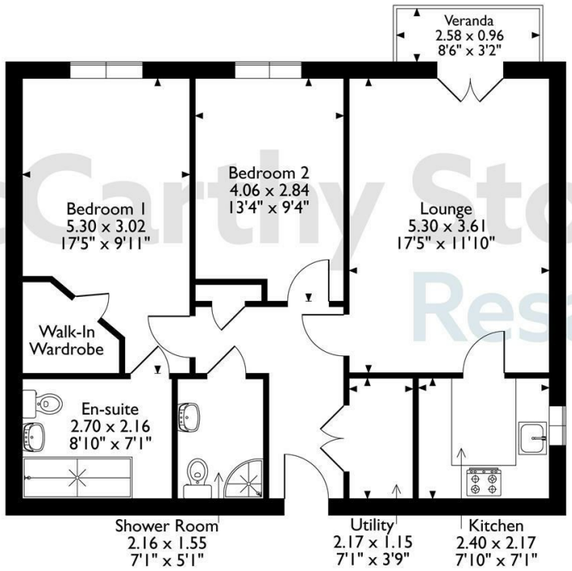
McCarthy Stone
Resales

Plas Glanrafon, Flat 34, Benllech, Tyn-y-Gongl
Approximate Gross Internal Area
72 Sq M/775 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.

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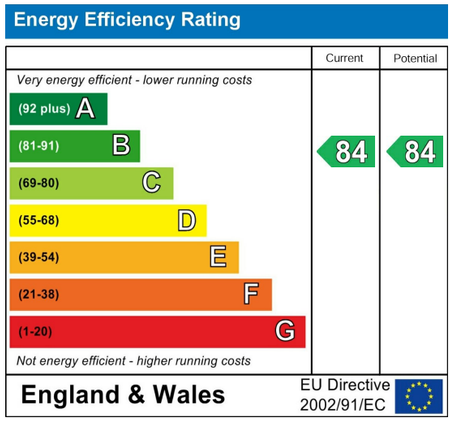
Council Tax Band: E



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for

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The Property Ombudsman

McCarthy Stone
Resales

34 Plas Glanrafon

Lon Pant Y Cudyn, Benllech, LL74 8TP

Asking price £275,000 Leasehold

**A TWO BEDROOM APARTMENT WITH WALK OUT BALCONY ** - Plas Glanrafon, part of the McCarthy & Stone retirement living range, offering independent living.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Lon Pant Y Cudyn, Benllech

2 bed | £275,000

Plas Glanrafon
Located on the thriving Isle of Anglesey, this stylish development is perfect for those who want to enjoy the tranquillity of the beach. Relax in the homeowners' lounge which features professionally designed interiors with space for guests, social activities and events. Friends and family are always welcome and can book a stay in the on-site Guest Suite (usually for a small fee per night - subject to availability).

Benllech is a quaint beach town and enjoys stunning coastal views with a short ½ mile walk to the main high street and beach. What's more, with a Tesco Express and a Co-Op store within 200 yards of the complex, as well as the local butchers, bakers, and cafes in town, everything you need, really is on your doorstep.

This McCarthy and Stone Retirement Living complex is also close to the local library, tennis courts and bowling greens. There is also a brand new state of the art GP surgery that is opposite the development which offers a variety of weekly clinics.

For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Entrance Hall
Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in storage cupboard, housing the boiler and space for a washing machine. The 24-hour Tunstall emergency response pull cord system, Illuminated light switches, smoke detector and apartment security door entry system with intercom are situated here. Doors lead to the living room, both bedrooms, shower room and additional storage cupboard.

Living Room
This living room is complimented by a double glazed patio doors leading to a walk out balcony. Telephone point. TV point (with Sky/Sky+ capabilities). Power sockets. Part glazed double doors lead into a separate kitchen.

Kitchen
A modern fitted kitchen with a range of high gloss base and wall units. UPVC double glazed window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and induction hob with extractor hood above. Integral fridge and freezer and built in dishwasher. Central ceiling light fitting. Tiled floor.

Master Bedroom
Double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Double glazed window. Emergency response pull cord. Door to en-suite.

En-suite
Modern shower room with suite comprising; walk in shower, low level flush WC and vanity unit with inset sink and mirror above. Heated towel radiator. Tiled floor.

Second Bedroom
A good sized second double bedroom with double glazed window. Central ceiling light fitting. TV point. Power sockets.

Shower Room
Modern shower room with suite comprising; shower cubicle, low level flush WC with inset sink and mirror. Heated towel radiator. Tiled floor.

Car Parking
A car parking space is included in the price

Service Charge (breakdown)
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge £5,365.47 per year for financial year end 30/06/2027

Additional Information & Services
• Full fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Leasehold information
Lease length: 999 years
Ground rent: £495 per year
Ground rent review: 2032

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.