

EGERTON ESTATES



Beach Road, Benllech, LL74 8QE **Offers In The Region Of £595,000**

Nestled along the picturesque Beach Road in the charming village of Benllech, enjoying unrivalled views over Benllech beach and Red Wharf Bay towards the Llanddona headland. This delightful and modern cottage offers a perfect blend of comfort and coastal living. The main living/dining room has a fully glazed frontage to maximise the views and provides ample space for relaxation and entertaining. The warm and welcoming atmosphere is ideal for both quiet evenings and lively gatherings with friends and family.

The cottage features two well-proportioned double bedrooms, providing a peaceful retreat for restful nights and with the main 25 foot bedroom having a balcony overlooking the beach. Each room is designed to maximise natural light, creating a bright and airy feel throughout the home. The single bathroom is conveniently located, ensuring ease of access for residents and guests alike.

Benllech is renowned for its stunning beaches and scenic coastal walks, making this property an excellent choice for those who appreciate the beauty of nature. The local amenities, including shops, cafes, and restaurants, are just a short stroll away, enhancing the appeal of this charming location.

This cottage is not just a home; it is a lifestyle choice, offering the perfect opportunity to enjoy the tranquility of seaside living while being part of a vibrant community. Whether you are seeking a permanent residence or a holiday retreat, this property on Beach Road is sure to capture your heart. Do not miss the chance to make this delightful cottage your own.

Entrance Hall

Having a pvc double glazed entrance door off Beach Road, with two side windows, and with four steps down to:

Superb Lounge/Dining Room

The focal point of the cottage, with full double glazed frontage to give the most outstanding views over the beach and Red Wharf Bay towards the Llanddona headland, Puffin Island and the Great Orme. This room is a more recent addition (2018) with permanent roof covering with velux windows to amplify the light available from the glazed surround

Living Area 25'1" x 14'5" (7.65 x 4.40)

With double opening doors to the adjoining stone paved patio which extends to the sea wall. Two modern programmable electric room heaters, ceiling downlights and wall lights, wide opening to:

Dining Area 12'3" x 8'7" (3.74 x 2.62)

Again with glazed surround to frame the outstanding beach, sea and headland views. Decorative floor covering, wall light, programmable electric room heater,

Inner Hall 10'10" x 4'7" (3.32 x 1.40)

With double glazed door to the rear garden patio, tiled floor, radiator. Ample coat and boot storage space.

Kitchen 18'0" x 10'4" (5.50 x 3.16)

A spacious area and with extensive fitted modern units in a walnut timber finish with ample worktop surfaces and tiled surround. Integrated fittings include a tall fridge/freezer, ceramic hob with stainless steel splashback and extractor over. Eye level double oven, integrated washing machine, stainless steel sink unit under a wide window which gives outstanding sea and coastal views. Fully tiled walls, ceiling spotlighting., cupboard housing a 'Worcester' oil fired central heating boiler.

Small Hall

With short staircase to the principal bedroom and access to:

Bedroom Two 14'8" x 13'8" (4.48 x 4.17)

A spacious room with two side aspect windows overlooking thr small stream, floor tiling, ceiling spotlights, understairs store.

Shower Room 8'3" x 8'3" (2.54 x 2.53)

With fully tiled floor and mostly tiled walls. With a modern suite comprising a wide shower enclosure with glazed surround and twin head thermostatic shower control. Wash basin in a wide vanity unit with cupboards under. w.c. Tall towel radiator, ceiling downlights.

First Floor Principal Bedroom One 25'2" x 18'2" (7.69 x 5.54)

A large luxurious room with wide double glazed patio doors onto a recently provided balcony with glazed surround and stainless steel handrail. Two side aspect windows and a pvc door onto Beach Road. Part exposed ceiling beams and two pendant lights with matching wall lights. Two radiators.

Outside

Direct access off Beach Road gives off road parking for two cars on a stone paved recess with further wide door through to allow secure access for additional parking or a boat. The courtyard style garden with high walls to Beach Road for security and privacy. Stone paving adjoins the living area being the perfect spot to sit outside to entertain and enjoy the panoramic marine vista.. The remainder of the courtyard has a stone pebbled covering for ease of maintenance being spacious in size and suitable to extend the patio or for storage. There is a further spacious concrete patio area to the kitchen side which adjoins the river where it passes to the open sea, and with wrought iron railing surround.

Services

Mains water, drainage and electricity. Oil fired central heating and modern electric heating to the living/dining room.

Energy Performance Certificate.

Band E

Council Tax

Band D

Tenure

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

Owners Thoughts

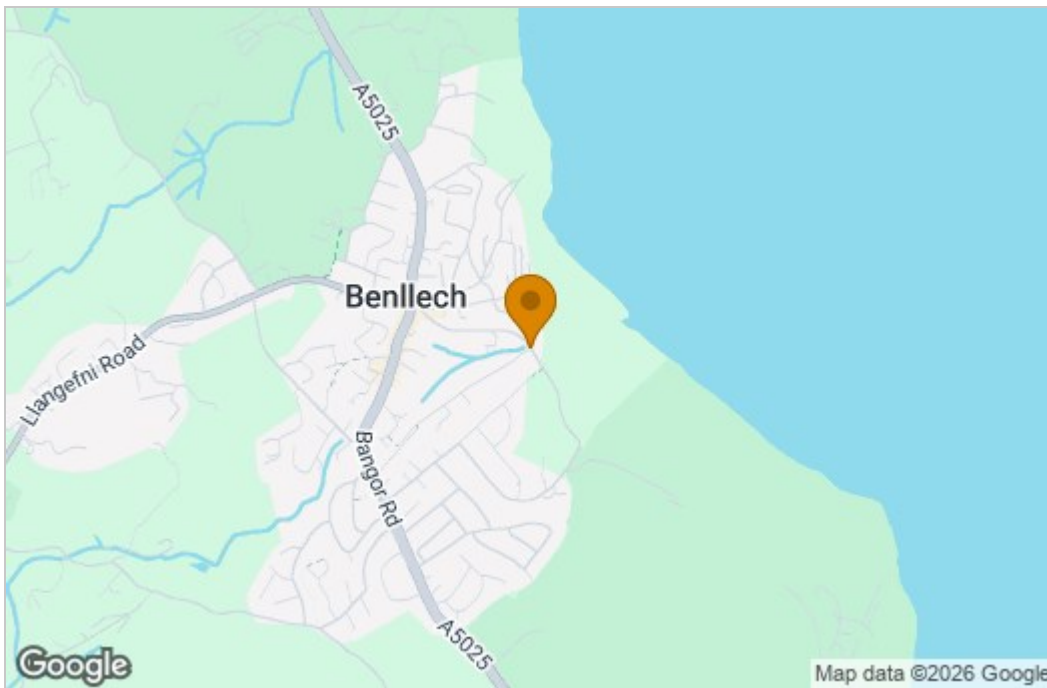
"The best thing about living here is the light , and views. Sitting in the conservatory and looking out to sea is something we have never got tired of. Waking up and seeing the sea from the bedroom in the morning is great,"

Floor Plan

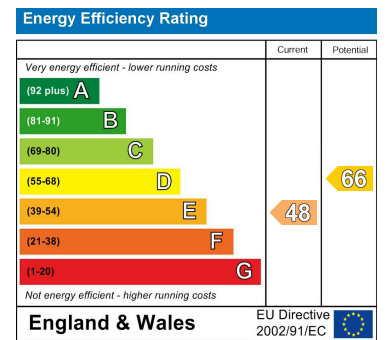


Total area: approx. 150.8 sq. metres (1623.6 sq. feet)

Area Map



Energy Efficiency Graph



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