EGERTON ESTATES

Plas Glanrafon , Tyn-Y-Gongl, LL74 8TP

Offers In The Region Of £275,000

Under Offer. A modern and very well appointed two bedroom retirement apartment. Completed to a high standard by McCarthy Stone, renowned for their excellent retirement developments, offering contemporary independent living in a modern, bright and elegant building. Offering complete independence with no hedges to cut or lawns to mow! With the bonus of a House Manager, lift and beautiful communal lounge with visitors accommodation if required. With gardens to enjoy, and a car park, nothing has been missed to ensure every apartment owner has a stress-free retirement.

Located in the centre of the village close to all amenities and a bus stop nearby. Benllech offers a modern health centre, Co-op, Tesco and Spar. Chemist, pet shop, excellent butcher, take-aways, cafes restaurants and of course the renowned sandy beach.

This two bedroom apartment is beautifully presented, very spacious with natural daylight flooding the rooms. The master bedroom provides a roomy en-suite with another shower room provided off the second bedroom. A balcony off the lounge is another bonus for relaxation and fresh air.

Well worth viewing to really appreciate what Plas Glanrafon has to offer. You will be pleasantly surprised!

Main Entrance Hall
With camera security electronic fob entry. Sliding doors into the spacious and welcoming reception hall where the house manager has her office and post boxes for all apartments. Lift and stairs to all floors.

The Apartment
Entrance hall with doors to a utility area which houses the electric boiler for the underfloor heating system, space for a washing machine and plenty of storage space.

Living/Dining Room 17'4"x x 11'10" (5.30x x 3.61)
A light spacious room with double opening doors to a balcony which enjoys a south westerly outlook. Three ceiling lights, t.v and telephone connection, door to:

Fitted Kitchen 7'10" x 7'0" (2.40 x 2.15)
With a modern range of base and wall units in a light buttermilk finish with contrasting worktop surfaces and upstands to include a stainless steel sink unit under a side aspect window. Integrated fittings include a ceramic induction hob with splashback panel and extractor over. 'Bosch' oven, tall 'Bosch' fridge/freezer and 'Bosch' dishwasher. Tiled floor, wall shelving.

Bedroom One 17'4" x 9'10" (5.30 x 3.01)
A large bright double bedroom with feature 'walk-in' wardrobe with wall shelving and hanging rails.

En-suite 8'7" x 7'1" (2.64 x 2.16)
Having a large level shower enclosure with glazed shower screen and thermostatic shower control. Vanity unit with integrated wash basin with large mirror over and W.C. Heated towel radiator, wall hung bathroom cabinet and shelving. Fully tiled floor.

Bedroom Two 13'3" x 9'3" (4.05 x 2.83)
Presently used as a study with t.v connection.

Shower Room 6'3" x 5'6" (1.93 x 1.69)
Again a spacious area with shower cubicle with glazed doors adn thermostatic shower control. Wash basin in a vanity cupboard with large mirror over, push button W.C heated towel rail, electric radiator.

Energy Efficeincy
Band B-an excellent rating of 84/84

Services
Mains water electricity and drainage.
Electric heating.

Council Tax
Band E

Service Charge Detail
The Charge Covers:
Water Rates for communal areas and apartments. Maintenance of the interior communal areas and the exterior of the building. *Contingency fund for redecoration of internal and external redecoration. *Buildings Insurance.*Electricity, heating, lighting and power to communal areas. *24-hour emergency call system (in the apartment) *Maintenance of gardens, car parking and grounds.

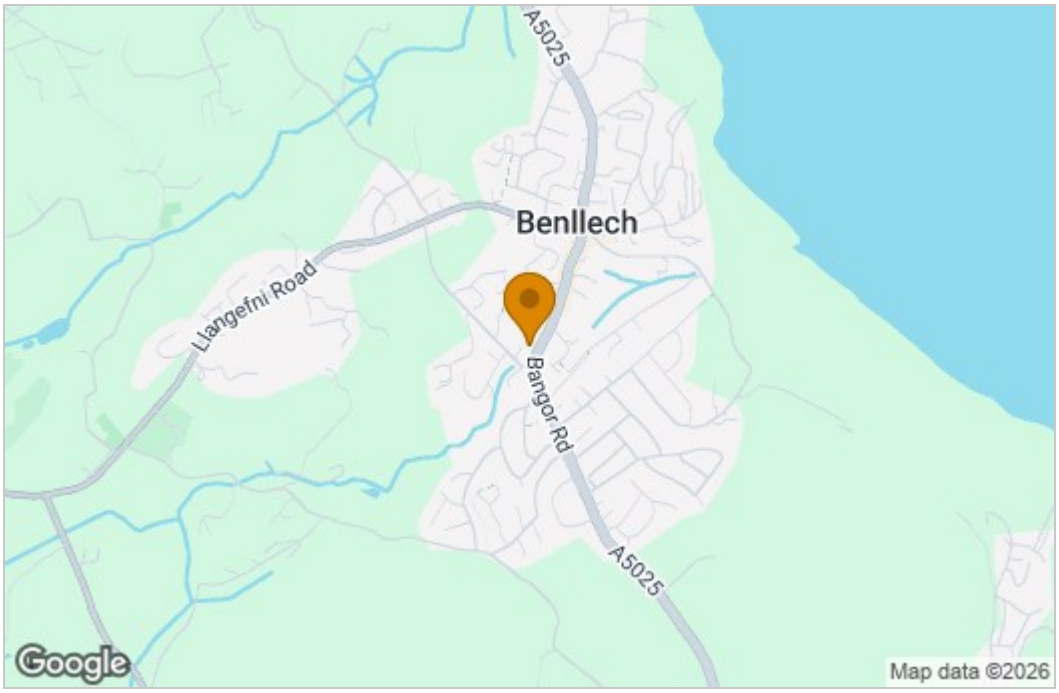
Service Charge
£5.135.98 PA Ending 30/06/26

Leasehold
Completed in 2018 with a 999 year lease. therefore 991 years remaining.
Ground rent £495.00 PA (review 2032)

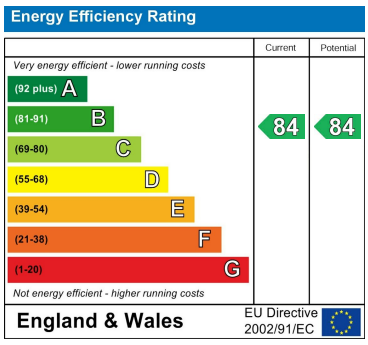
Agents note
This apartment comes with a parking bay. *The parking bay is included at the full price of £275,000.*

Floor Plan

Area Map



Energy Efficiency Graph



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