

# EGERTON ESTATES



## Lancefield Ffordd Cynlas, Benllech, LL74 8SP Offers In The Region Of £695,000

Nestled in the charming village of Benllech, Ffordd Cynlas presents an exceptional opportunity to acquire a recently modernised detached house that is both spacious and inviting. This delightful property boasts two well-appointed reception rooms, providing ample space for relaxation and entertaining guests. The heart of the home is complemented by three generously sized bedrooms, ensuring comfort and privacy for all family members.

With four bathrooms, this residence offers convenience and practicality, making it ideal for families or those who enjoy hosting visitors. The modern design of the house enhances its appeal, featuring contemporary finishes and a layout that maximises natural light throughout the living spaces.

Situated in a desirable location, this property is within easy reach of local amenities, beautiful beaches, and scenic walks, making it perfect for those who appreciate the beauty of coastal living. Whether you are looking for a family home or a peaceful retreat, this house on Ffordd Cynlas is sure to impress with its blend of comfort, style, and functionality. Do not miss the chance to make this wonderful property your own.

### **Entrance Hall**

Having a composite double glazed entrance door. Attractive light stone floor covering, oak dog leg staircase with oak and glass side to the first floor and with store cupboard under, cloak cupboard under, cloak cupboard, radiator.

### **Cloakroom 6'11" x 3'0" (2.12 x 0.92)**

With contemporary contrasting fittings comprising of a wash basin in a grey vanity unit with large mirror / light over, button flush w.c. towel radiator, half tiled walls and matching floor.

### **Lounge 11'5" x 11'6" (excluding bay window) (3.49 x 3.53 (excluding bay window))**

Having two wide bay windows giving good natural daylight as well as giving sea and headland views. Light stone paved floor, vertical radiator, downlights and tv connection.

### **Kitchen/ Dining/Living Room**

Being open plan with windows to the front and rear as well as a glazed side bay window which incorporates bi-folding doors to the side of the property. This room is the focal point of the house, giving a light and open feel conducive to modern family living.

### **Kitchen/Dining Area 20'1" x 14'2" (6.13 x 4.32)**

Having a quality range of modern units in a light grey finish with contrasting darker grey worktop surfaces, all with a tiled surround. Integrated fittings include 'Neff' eye level double oven and fitted 'Neff' microwave over. Wide five ring ceramic induction hob with modern extractor over with integrated spot lighting. Full height 'Bosch' fridge and adjoining full height 'Bosch' freezer. Integrated dishwasher, twin bowl ceramic sink with spring bar tap being under a rear aspect window overlooking the nearby stream and patio garden. Other features include carousel corner shelves, deep pan drawers and fitted waste cupboard. Ample space for a 6/8 person dining table with 'pull down' light, and further lighting from the glazed roof to the adjoining bay window. Light stone floor tiling which continues into the living area. Vertical radiator and with full opening to:

### **Living Area 13'10" x 11'5" (4.24 x 3.48)**

Again a naturally light living area with a wide bay window enjoying a southerly outlook and with some sea views. T.v and wifi connection, vertical radiator, ceiling downlights.

### **Utility Room 8'1" x 6'8" (2.47 x 2.04)**

With units to match the main kitchen comprising base and wall units with ample worktop surfaces and tiled surround. Integrated washing machine and separate dryer, as well as an integrated wine cooler fridge.

### **Bedroom One 13'1" x 11'10" (3.99 x 3.63)**

With fitted 'his and her' wardrobes with oak doors and central recess. Dual aspect windows, tv connection, further concealed dressing area, ceiling downlights, radiator. Door to:

### **En-suite 11'6" x 6'7" (3.51 x 2.02)**

A spacious bathroom in a 'wet room' style with modern tiled walls and floor in a light grey finish to contrast the white fittings. With a wide shower enclosure with glazed panel and both a rainfall shower and hand held shower connection. Freestanding contemporary oval bath with 'waterfall' tap, wash basin with fitted storage drawers under and with large mirror/light over, button flush w.c built in wall cubbies for storage, ceiling downlights.

### **Large First Floor Landing 8'1" x 6'9" (both average) (2.48 x 2.07 (both average))**

Designed to give a private sitting/reading area with double opening doors to the front with Juliette balcony to give outstanding views over Red Wharf Bay towards the Llanddona headland and the Great Orme. This area also has a t.v connection and vertical radiator.

### **Bedroom Two 24'11" x 11'8" (7.61 x 3.57)**

An outstanding bedroom space with openings to the front side and rear from which there are panoramic sea and headland views. Fitted 'his and hers' wardrobes either side of two large roof lights. Two radiators, t.v connection and ceiling downlights.

### **En-suite 7'10" x 5'2" (2.39 x 1.58)**

Having fully tiled walls and floor in a light grey finish and to include a wide walk-in shower enclosure with glazed surround and twin head shower controls. Wash basin in a vanity unit with drawers under and large mirror/light over, button flush w.c, towel radiator, ceiling downlights.

### **Bedroom Three 24'11" x 13'6" (7.60 x 4.14)**

With front and rear glazing with fine sea and headland views to the front. Extensive fitted wardrobes and storage area to one wall with one cupboard provided, space for a wall mounted t.v, Feature brick arch to one wall, two radiators, ceiling downlights.

### **En-suite 8'1" x 5'2" (2.48 x 1.58)**

With fully tiled floor and walls in a light grey finish to contrast the wide walk-in shower enclosure with glazed surround and twin head shower attachment. Wash basin in a vanity unit with two cupboards and a wide fitted mirror/light over. Button flush w.c. Towel radiator, ceiling downlights.

### **Outside**

A recently resurfaced tarmac drive leads up to the house with ample open parking and turning area as well as giving access to the detached garage. A

feature of the front is a large front paved patio which enjoys a sunny southerly outlook, being well screened and to include a Victorian style street light. Also to the front are two pebbled areas for ease of maintenance with local stone features as well as a palm tree In addition there is a raised planting area with evergreen shrubs. A paved surround to both sides leads to another patio to the rear which is bordered by a stream, and with a modern detached sun room provided, an ideal spot to enjoy morning coffee.

#### **Detached Garage 18'8" 8'11" (5.71 2.74)**

With electric roller door to the front, and double opening doors to the rear. Power and light provided.

#### **Services**

Mains Water, drainage and electricity.  
Energy efficient 'wet' central heating system.  
12 Solar panels provided to the garage roof.

#### **Tenure**

Understood to be Freehold , and this will be confirmed by the vendor's conveyancer.

#### **Energy Performance Certificate.**

Band E

#### **Council Tax**

Band D

#### **Owners Note**

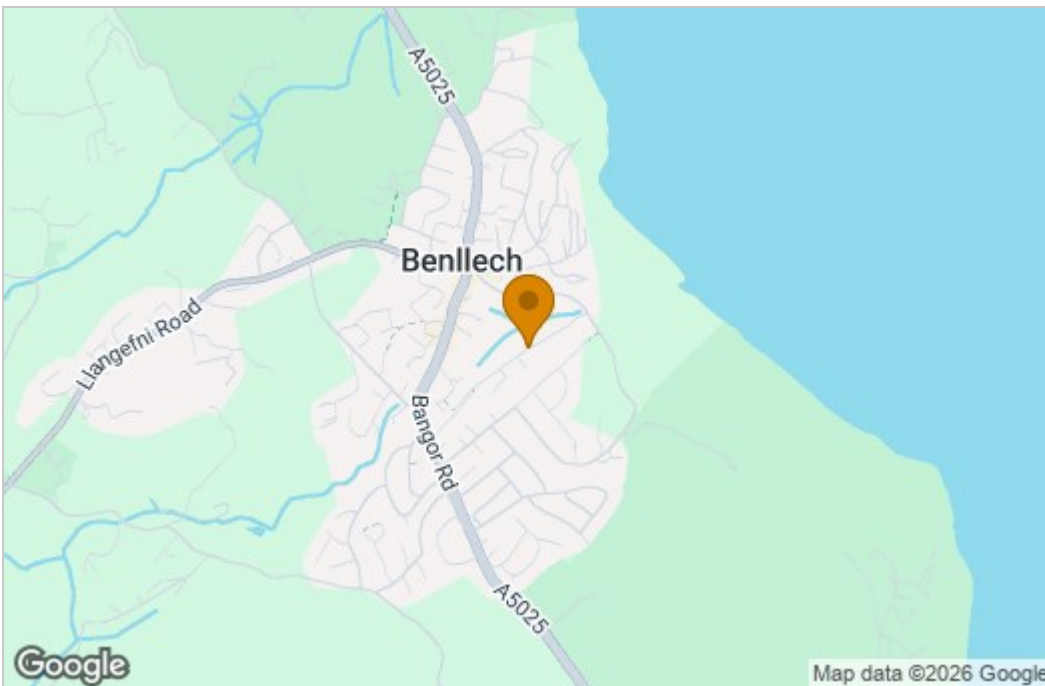
There is planning permission for an annexe.  
Planning application no: will be posted

# Floor Plan

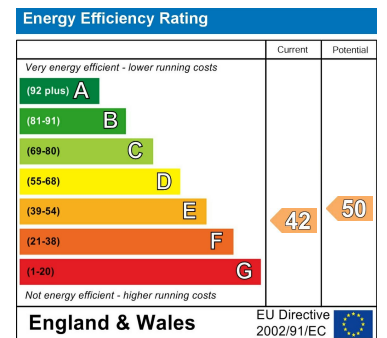


Total area: approx. 182.1 sq. metres (1960.2 sq. feet)

# Area Map



# Energy Efficiency Graph



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