



**42 Upper Breeze Hill, Benllech, LL74 8XA**

**£253,000**

A significantly upgraded and modernised detached bungalow located on a quiet cul de sac within the village, considered ideally suited to a retired purchaser. Having two double bedrooms, a spacious living room and a re-fitted kitchen and bathroom. The bungalow is in 'turn key' condition. There are gardens to front and rear, off road parking together with a garage as well as being double glazed and with gas central heating.

No chain, and worthy of internal inspection.

## Vestibule Porch

With a double glazed entrance door and side, coir floor covering, inner door to:

## Hallway

A spacious area giving access to all rooms, and with a contemporary pattern light grey laminated floor covering which extends throughout the bungalow. Radiator, hatch to the roof space.

## Living/Dining Room 17'6" x 11'10" (5.34 x 3.61)

A naturally light room having a nearly full width front double glazed window giving excellent natural daylight. Contemporary style wall mounted electric fire, and with fixings for a wall mounted TV over. Two ceiling pendant lights, two radiators, modern laminated flooring.

## Kitchen/ Breakfast Room 14'6" x 7'11" (4.44 x 2.42)

Having been refitted with a range of base and wall units in an "off white" laminated finish with contrasting worktop surfaces and upstands together with a stainless steel sink unit under a front aspect window. Integrated appliances include a ceramic hob with back splash panel and curved glass extractor over together with an electric oven under. Full height fridge/freezer and integrated dishwasher and recess for a washing machine. Small breakfast bar for two persons, wall mounted gas central heating boiler, radiator, and modern laminated floor covering. Double glazed outside door.

## Bedroom 1 11'0" x 9'11" (3.36 x 3.03)

Having a wide double glazed patio door onto the rear garden patio and giving good natural daylight. Modern laminated floor covering, radiator.

## Bedroom 2 9'10" x 9'6" (3.01 x 2.90)

Having a wide rear aspect window with radiator under, modern laminated floor covering.

## Bathroom 6'7" x 5'5" (2.02 x 1.66)

Having been re-fitted with a modern white suite comprising of a "P" shaped bath with twin head thermostatic shower over and glazed shower screen. wash basin, WC, fully tiled walls with electric shaver fitting. Contemporary vertical radiator, modern laminated flooring.

## Outside

A drive off the cul de sac gives off road parking for two cars lengthwise and leads to an attached garage.

Front lawned garden with shrubbery to the boundary and side access to a mostly paved private garden area enjoying a good amount of privacy with a southerly outlook and shrubbery to the boundaries.

## Garage

With front up and over door and rear personal door.

## Services

The bungalow has mains water, drainage and electricity.

Propane gas central heating system.  
Double glazed windows and doors.

## Tenure

The property is understood to be freehold and the vendor's conveyancer will confirm.

## Council Tax

R.V

## Energy Efficiency

Band E

This property is currently utilised as a very successful holiday let cottage.

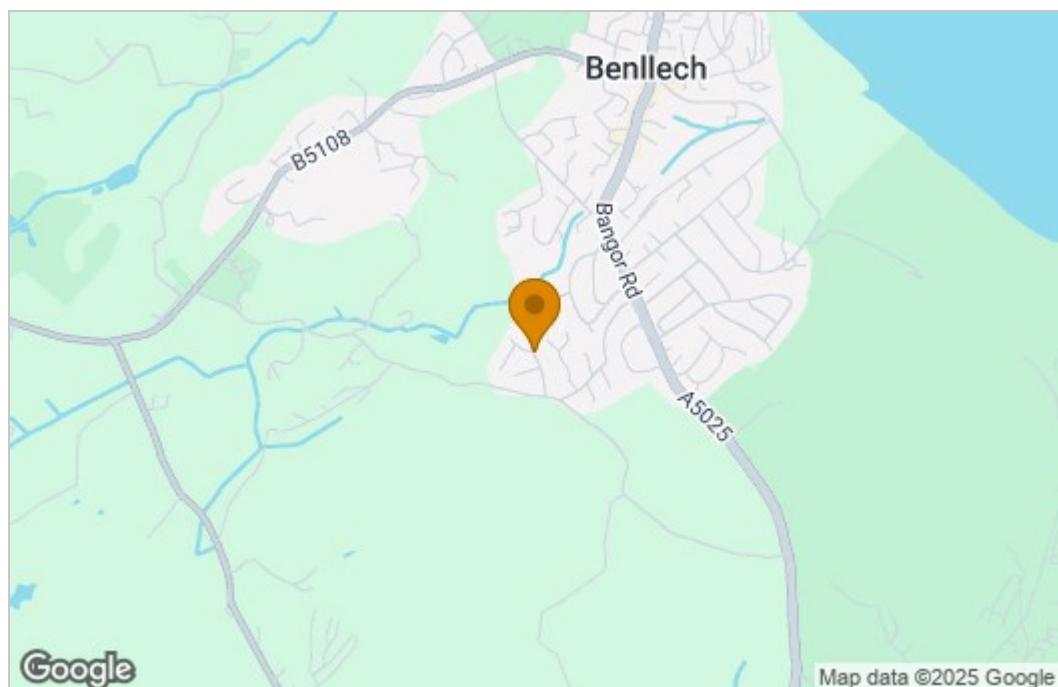
At present as the property exceeds 182 days letting, no rates are paid under the Government Small Business Relief scheme.

## Agents Notes

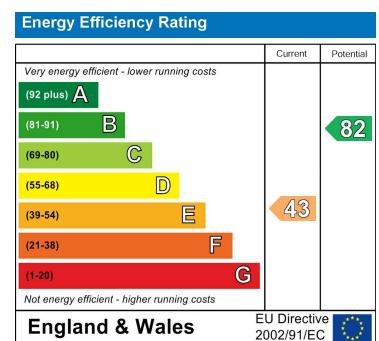
The property is currently used as a successful holiday let, achieving well in excess of 182 days a year adn with no rates currently paid. It can be available as a 'going concern' if required with contents available by negotiation.

## Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.