

EGERTON ESTATES



Drws Y Coed , Benllech, LL74 8RG **Offers In The Region Of £485,000**

A very spacious detached family residence, situated in a semi rural area and having the feature of a large garden of just under one acre. Situated just over a mile to the seaside village of Benllech, Drws y Coed gives the perfect blend of privacy and accessibility. The accommodation provides for two reception rooms, a conservatory, three bedrooms and two bathrooms. It has ample off road parking as well as two very large garages, one previously large enough to be used as a boat shed. The gardens are a real feature enjoying a sunny southerly aspect, having both a Garden Room as well as a garden tool store.

Well worth viewing to appreciate the private location and size of both the property and grounds.

Entrance Porch

With double glazed door and side panel. slate flagged floor. Inner door to:

Entrance Hall 12'5" x 7'6" (3.80 x 2.31)

A spacious reception area with timber panelled ceiling, fibre internet connection, radiator, staircase to first floor.

Living/Dining Room 16'11" x 23'1" (both max) (5.18 x 7.05 (both max))



A naturally light room with a wide front window as well as a patio door overlooking the rear garden and giving access to the rear patio area. Stone surround housing a multi-fuel boiler stove on a stone hearth, timber ceiling, three radiators, t.v connection. Patio doors through to:

Conservatory 12'10" x 7'9" (3.92 x 2.37)



With a double glazed surround to three sides enjoying a quiet outlook over the gardens, timber laminate flooring.

Kitchen 12'9" x 9'6" (3.89 x 2.92)



Having a range of base and floor units in a light cream laminate finish with contrasting worktop surfaces and tiled surround. Recess for a gas cooker with extractor over and recess for a fridge and dishwasher. Solid timber flooring and painted timber ceiling. Radiator and towel radiator.

Utility Room 9'9" x 6'9" (2.98 x 2.08)



With worktop surfaces with space under for the washing machine, oil fired central heating boiler, room for a freezer and ample coat hanging space. Understairs pantry and door to the rear garden.

Inner Hall

With laminate flooring, radiator, double opening doors to the car port garage. Spacious walk-in storage cupboard.

Sitting Room 19'10" x 10'5" (6.05 x 3.19)

With two radiators, wall mounting for a t.v, front aspect windows.

Study/Bedroom Four 11'8" x 7'6" (3.58 x 2.30)



With laminate flooring, rear aspect window with radiator under.

Shower Room, 6'9" x 4'11" (2.08 x 1.50)



With fully tiled walls and floor, and housing a corner shower enclosure with glazed door and thermostatic shower control. Wash basin, w.c. towel radiator.

First Floor Landing

Bedroom One 12'10" x 11'2" (3.93 x 3.41)



Having a wide rear aspect window enjoying a delightful rural aspect over the rear garden and with distant mountain views. Radiator.

Bedroom Two 14'8" x 9'10" (4.49 x 3.01)



With front aspect window with woodland views and radiator under.

Bedroom Three 11'8" x 9'11" (3.56 x 3.04)



With front aspect window with woodland outlook, radiator.

Bathroom 9'9" x 8'6" (2.98 x 2.61)



Having a white suite comprising of a 'Jacuzzi' style bath with electric shower over, wash basin with large mirror over, w.c. Fully tiled walls, airing cupboard, towel radiator.

Outside

Secure double gates give access off the lane to a spacious gravelled parking area for several cars, and with access to both the car port style garage as well as the large detached garage/boat house.

A feature of Drws Y Coed are the very extensive gardens extending to just under an acre, being found mostly to the rear and enjoying a sunny, southerly outlook and also a good amount of privacy. The gardens are mostly lain to lawn and with a good selection of trees to include fruit trees as well as numerous shrubs, bushes and flowers with a rockery gardens. To the immediate rear of the living room is a paved patio and pathway to a Summer House (6.25 x 5.27) with double glazed frontage. In addition, there is a timber built garden shed and log store

Car Port Garage 26'2" x 16'4" (8.00 x 5.00)



With a front electric roller door and side door, together with a door to the rear garden and internal door to the house. Power provided.

Main Garage/Boat Store 25'3" x 20'8" (+15'1" x 12'5") (7.7 x 6.3 (+4.6 x 3.8))

With commercial height double opening doors to allow access for a commercial vehicle or boat. Built of stone under a recovered roof, this garage has power and light, lending itself to be a useful workshop and with woodburning stove for heating, and outside tap.

Services

Mains Water and electricity. private drainage.
Oil fired central heating.

Tenure

The property is understood to be freehold and this will be confirmed by the vendor's conveyancer.

Council Tax

Band D

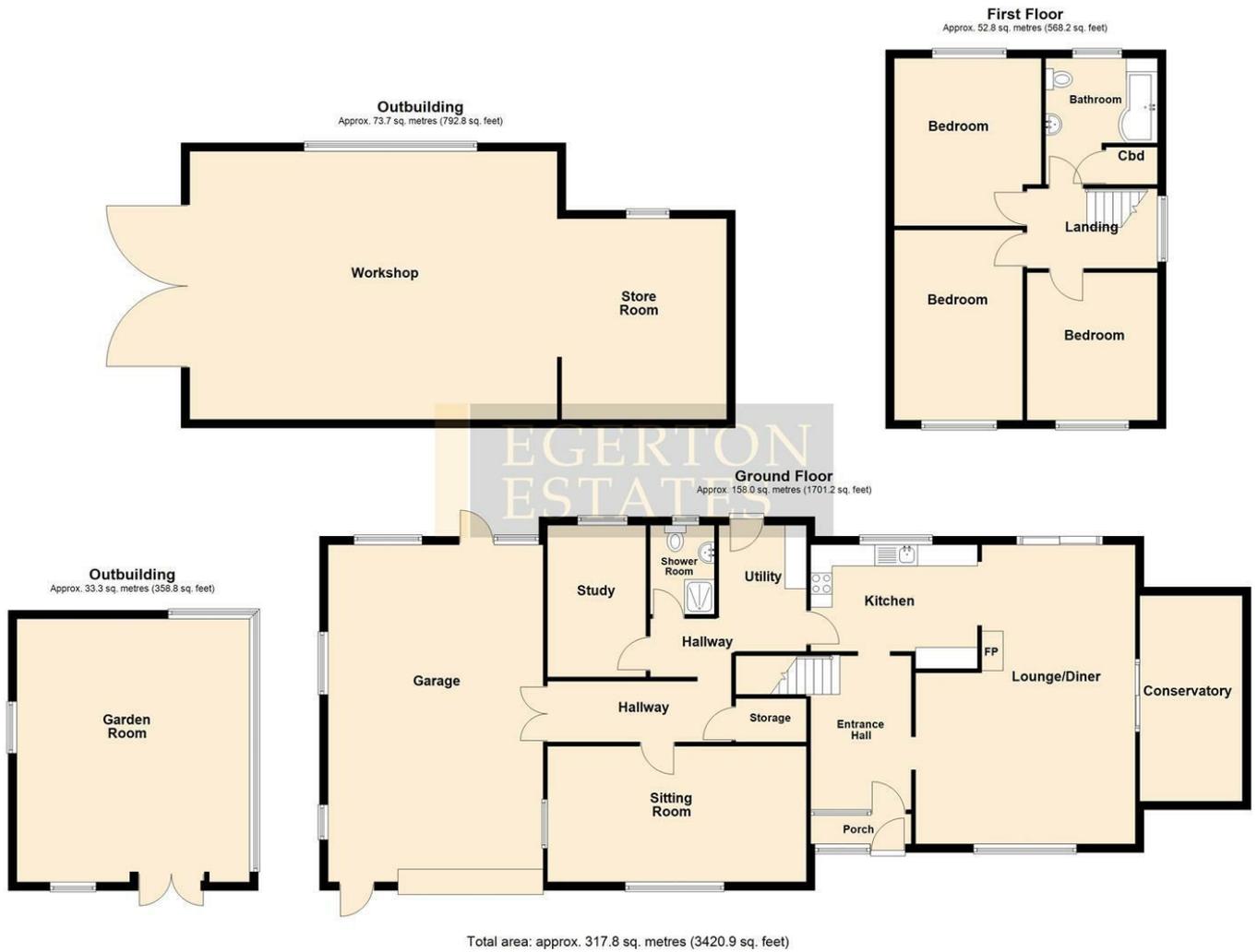
Energy Performance

Band D

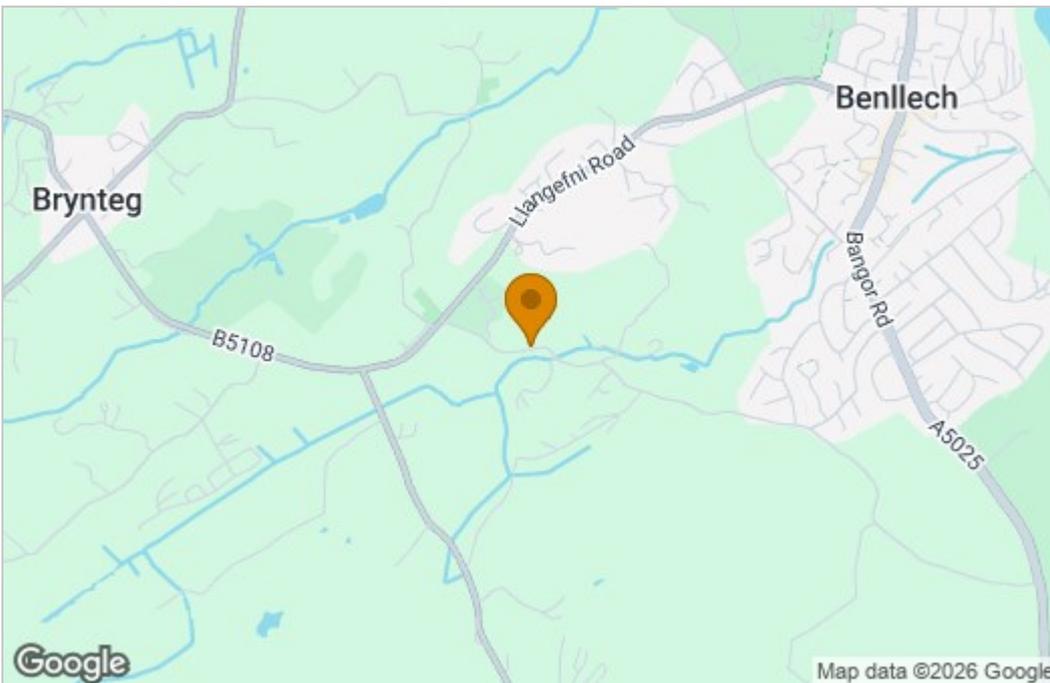
Directions

Take the B5108 from Benllech towards Brynteg. At the Sandbanks Lodge Park, take the left turn signposted Bwlch and follow this lane until you reach a small group of houses. You will then see a small unadopted lane on the left. Take this lane and travel along until you reach the property on the right hand side.

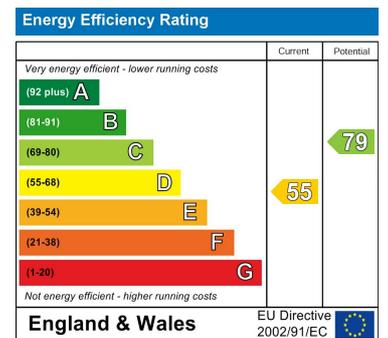
Floor Plan



Area Map



Energy Efficiency Graph



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