

EGERTON ESTATES



Apartment 8 Plas Glanrafon, Benllech, LL74 8TP

£249,950

An opportunity to acquire a two bedroom ground floor retirement apartment facing the landscaped gardens of Plas Glanrafon, a purpose built , high quality apartment building located centrally in the seaside village of Benllech. Close to supermarkets, general shops, the Health Centre, cafés and lots more. With the added bonus of camera entrance system, homeowners lounge and house manager.

This apartment is particularly popular as it has it's own access onto a patio alongside the well planted and maintained gardens. Briefly consisting of Lounge with double patio doors, kitchen with integral fridge/freezer, oven and separate hob. two bedrooms , the master having a large walk in wardrobe and an en suite shower room.

With a second shower room and bedroom.

The highly praised communal halls and lounge are beautifully decorated with a warden available for residents.

Communal Hall

With security entry phone system.

Beautifully decorated residents lounge with tea and coffee facilities.

Private Hall

With a door answering service.

Utility Room

Housing the 'Vent Axia' warm air condensing boiler for the underfloor heating system. Space and plumbing for a washing machine.

Lounge 17'5" x 11'10" (5.30 x 3.61)

Having a private dual aspect over the rear gardens and double glazed door onto a small paved patio area. Wall mounted electric convection heater, two pendant lights and t.v connection. Door through to:

Kitchen 7'10" x 7'2" (2.40 x 2.19)

Being fully integrated to base and wall units to three sides in a white laminate finish with contrasting dark worktop surfaces and to include a 'Bosch' ceramic hob with concealed extractor over, 'Bosch' oven, fridge and freezer and stainless steel sink unit under a side aspect window. Ceramic tiled floor, ceiling spotlighting and under pelmet lighting.

Principal Room One 17'5" x 10'0" (5.31 x 3.04)

Enjoying a quiet rear aspect over the garden, t.v connection. Walk in wardrobe with fitted hanging space and shelving.

En Suite Shower Room 8'8" x 7'1" (2.63 x 2.17)

Having a very wide walk in shower enclosure with glazed shower screen and thermostatic shower control. Vanity unit in a white laminate finish with cupboards and incorporating a wash basin with large mirror/light over, w.c. Tiled floor and chrome towel radiator.

Bedroom Two 13'5" x 8'7" (4.09 x 2.62)

With quiet rear aspect window, t.v connection.

Shower Room 7'3" x 5'7" (2.20 x 1.70)

Again with a good sized shower cubicle with glazed surround and thermostatic shower control. Vanity unit with wash basin and large mirror/light over. W.c. Tiled floor, chrome towel radiator.

Outside

Pals Glanrafon has private communal gardens to the rear, but this apartment also has a private paved patio adjacent to the lounge door.

Services

Service Charge Details - Cleaning of communal windows

Water rates for communal areas and apartments

Service charge Details:

Electricity, heating, lighting and power to communal areas

24-hour emergency call system

Upkeep of gardens and grounds

Repairs and maintenance to the interior and exterior communal areas

Contingency fund including internal and external redecoration of communal areas

Buildings insurance

Energy performance Certificate

Band B

Council Tax Band

Band E

Services and Communal Details.

Plas Glanrafon - Located on the thriving Isle of Anglesey, this stylish development is perfect for those who want to enjoy the tranquillity of the beach. Relax in the homeowners' lounge which features professionally designed interiors with space for guests, social activities and events. Friends and family are always welcome and can book a stay in the on-site Guest Suite (usually for a fee of £25 per night - subject to availability)

Benllech is a quaint beach town and enjoys stunning coastal views with a short ½ mile walk to the main high street and beach. What's more, with a Tesco Express and a Co-Op store within 200 yards of the complex, as well as the local butchers, bakers, and cafes in town, everything you need, really is on your doorstep.

This McCarthy and Stone Retirement Living complex is also close to the local library, tennis courts and bowling greens. There is also a brand new state of the art GP surgery that is opposite the development which offers a variety of weekly clinics.

Please enquire for further details with Egerton Estates. 01248 852177

Leasehold

Lease dates from 2018 for 999 years from -Ground rent £425

Viewing

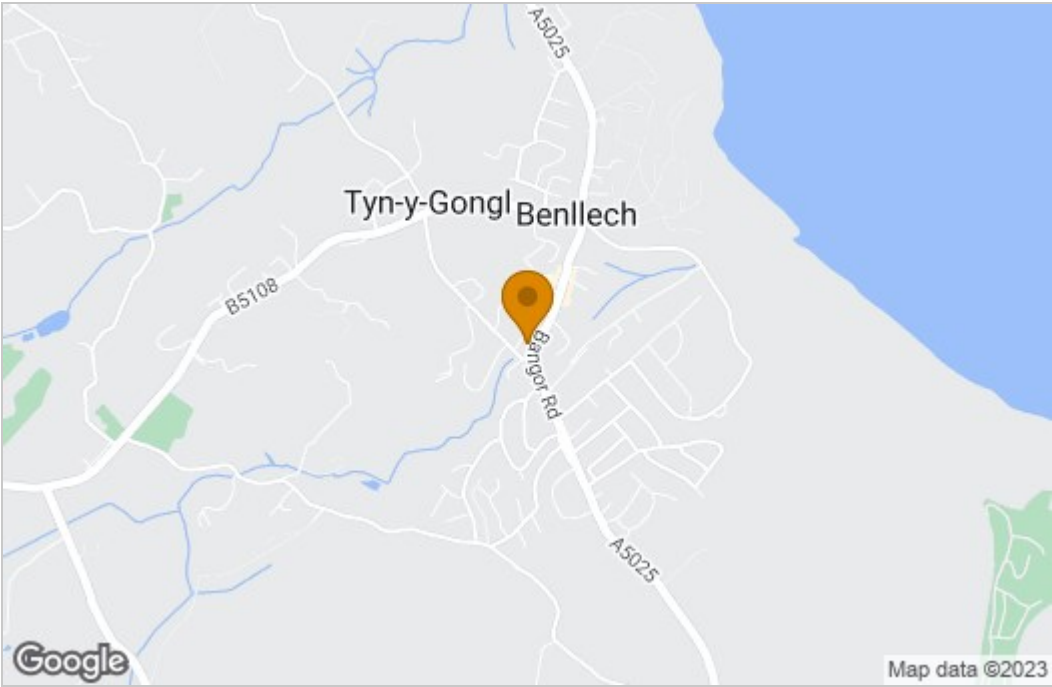
Strictly by appointment with the agent. Egerton Estates Benllech 01248 852177

Parking

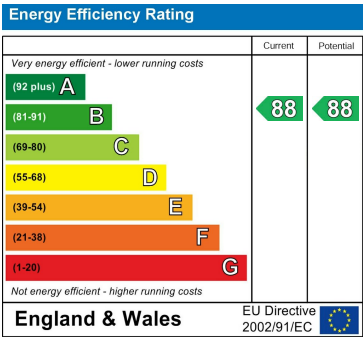
There is a parking space with this apartment.

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.