

# EGERTON ESTATES



**7 Minffordd, Benllech, LL74 8QG**

**Offers In The Region Of £349,000**

UNDER OFFER A delightful extensively modernised three bedroom bungalow, centrally located within this popular seaside village, within walking distance of all village amenities and of course, Benllech's renowned sandy beach. Enjoying a larger than average plot with some distant sea views to the rear, the bungalow has a spacious brick paved open parking area to the front for several cars, and a private garden to the rear. the interior is complemented by 'Amtico' flooring and recent carpeting, together with a solid timber fitted kitchen and modern bathroom fitted suite as well as being double glazed and housing a gas central heating system.

Most worthy of internal viewing.

NO ONWARD CHAIN



## Front Drive

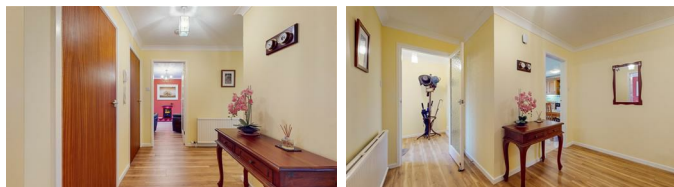


Having a level widened entrance to drive with a block paved parking area to the side providing parking for 4/5 cars, or parking a motorhome, caravan or boat store. Security light to front. Decorative stoned area around LPG tank. External water tap and power outlet in stoned area for car cleaning etc. Low maintenance borders with shrubs to side and front.

## Entrance Porch 5'7" x 5'2" (1.71 x 1.60)

A spacious area with blue composite double glazed entrance door. 'Amtico' oak planked flooring with power and light.

## Hallway



Giving access to all principal rooms. 'Amtico' oak planked flooring, double radiator, room heating thermostat, cleaning cupboard, cloaks cupboard with broadband and power connections, and walk in airing cupboard, shelving and radiator. Roof access hatch with pull down ladder.

## Lounge 16'2" x 14'1" (4.95 x 4.3)



Dual aspect lounge with triple glazed large front window and rear double glazed patio door with views towards the sea, leading to sunny rear patio area and garden.

Fireplace opening with slate hearth for wood burner/open fire with open chimney. 'Amtico' oak planked flooring, two radiators. power outlets, t.v aerial and satellite connection. Coved ceiling with pendant light.

## Kitchen/Dining Room 16'6" x 10'0" (5.03 x 3.05)



Having an extensive range of quality base and wall units in a solid oak finish with onyx granite worktop surfaces with 'Corian' inset bowls and granite grooved drainer. Integrated fridge/freezer. 'Amtico' tiled flooring. Space for cooker with fitted extractor

hood. Pelmet lighting above worktop, various power outlets.

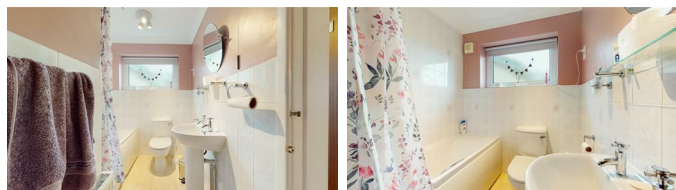
Ample room for a dining table with nearby radiator.

## Utility Room 6'0" x 9'0" (1.85 x 2.75)



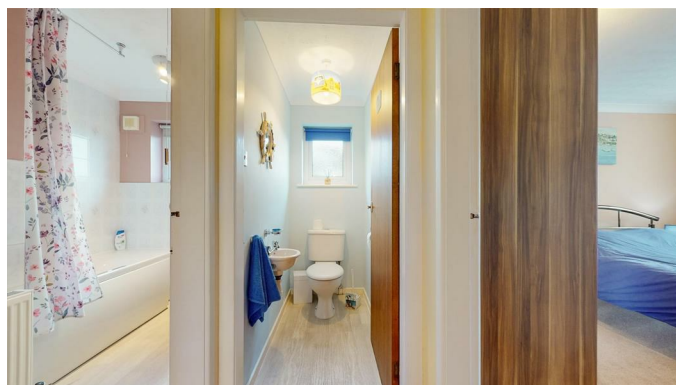
Leading from the kitchen with external pvc door and side panel. Range of fitted base and wall units in a white laminate finish with black worktops. Ceramic tiled floor, radiator. Wall mounted 'Ideal' LPG combi boiler (2021) Space and connections for under counter washing machine, dishwasher, dryer.

## Bathroom 8'11" x 6'0" (2.72m x 1.83m)



Having a modern suite in white comprising W.C, hand basin with mirror over. Bath with Mira electric shower over, extractor fan and shaver point, vinyl flooring. Double Radiator.

## Cloakroom 8'11" x 6'0" (2.74 x 1.83)



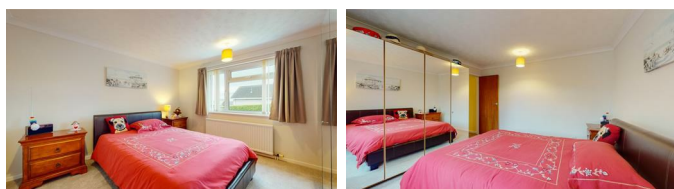
Fitted with white w.c and wash basin. Vinyl flooring.

### Bedroom One 13'11" x 9'10" (4.25 x 3.02)



Double bedroom with rear aspect window. Newly fitted carpet, double radiator. Coved ceiling with two pendant lights.

### Bedroom Two 11'11" x 11'11" (3.65 x 3.65)



Double bedroom with side window giving mountain views, newly fitted carpet and double radiator. Coved ceiling with two pendant lights.

### Bedroom Three/Office 9'7" x 8'5" (2.94 x 2.57)



Newly fitted carpet. Double radiator.

### Loft Space

Access via a 'drop down' ladder, boarded centrally for storage. Power and light.

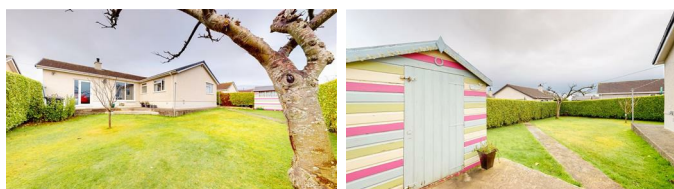
### Integral Garage 16'0" x 9'3" (4.88 x 2.82)

With cavity wall, and ideally suited to conversion if required (subject to usual consents)

Level access garage with electric remote control roller door. Electrical consumer unit, smart meter, power outlets.

Mezzanine floor above (3.65 x 2.82) with power and light, rear pvc access door. External security light

### Rear Garden



Private garden to the rear, bordered by low maintenance hedging, part lawned with patio areas. External tap and power point. Side access door to the right around the garage. Garden shed with light and power.

### Council Tax Band

Band D

### Energy Performance Certificate

Band E (45/64)

### Services

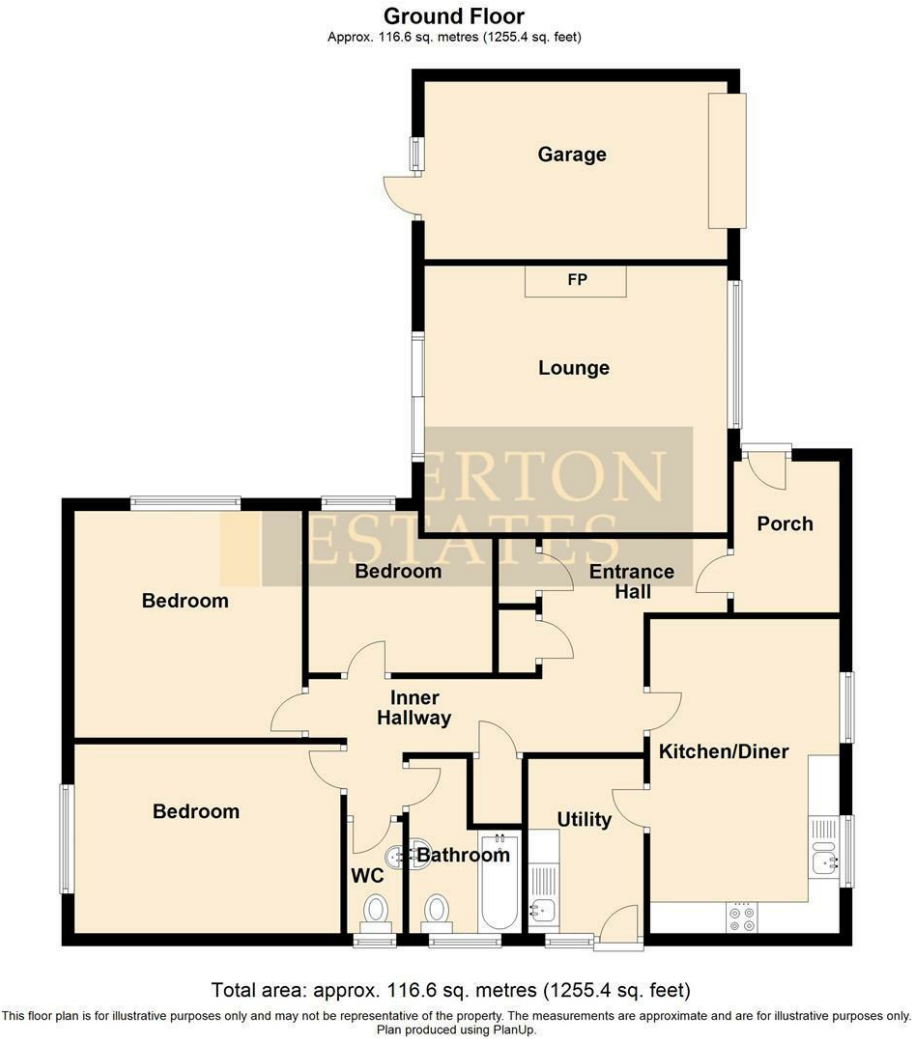
Mains Water, electricity and drainage.

LPG central heating. Radiators have thermostatic valve controls

### Tenure

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

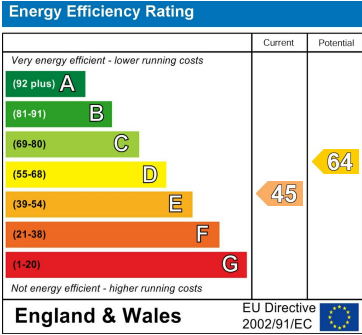
Floor Plan



Area Map



Energy Efficiency Graph



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