



Amlwch Road
, Benllech, LL74 8TG

£235,000

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Porch

With quarry tiled floor, cupboard with plumbing for washing machine. Glazed internal door to:

Hallway

With linen cupboard and separate airing cupboard, storage heater.

Living/Dining Room

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L shaped and with dual aspect windows to give good natural daylight. Coved decorative ceiling and dado rail.

Living Area

16'6" x 15'10" (5.02 x 4.82)

Having a wide rear double glazed window giving outstanding beach, sea and headland views. Light marble style stone fireplace and hearth. Four wall lights and matching pendant light, storage heater, t.v connection point.

Dining Area

8'6" x 8'3" (2.59 x 2.51)

With side aspect window with sea views, serving hatch to the kitchen, storage heater.

Kitchen

10'8" x 7'9" (3.26 x 2.37)

With a range of base and wall units in a white gloss finish with contrasting worktop surfaces. 1.5 bowl ceramic sink unit, recess for a cooker and slimline dishwasher. Good natural daylight from a front aspect window with large velux window over.

Bedroom One

15'10" x 9'9" (4.82 x 2.98)

With a large rear aspect window giving panoramic sea and headland views. Extensive fitted bedroom furniture to include, a wash basin with mirror and light over. Storage heater, two pendant lights, t.v connection point.

Bedroom Two

12'9" x 11'9" (3.89 x 3.57)

Again with a large rear aspect window giving outstanding sea and mountain views. Wash basin with large mirror and light over, telephone point, storage heater.

Shower Room

7'6" x 5'5" (2.28 x 1.65)

Upgraded to include a walk in shower with 'Mira' electric shower control. Wash basin, w.c, wall cabinet and shaver point. Fully pvc panelled walls and electric bathroom heater.

Outside

To the front is a small courtyard style garden with concreted seating area and flower border.

Services

Mains water, drainage and electricity. electric storage heating. Pvc double glazed windows.

Tenure

The property is understood to be Leasehold. Term 99 years from 15th December 1982. Therefore 59 years remaining, at a peppercorn rent.

Council Tax Band

Band C

Tel: 01248 852177

Energy Performance Certificate

Band D

Viewing

Strictly by appointment with the agent Egerton
Estates Benllech LL74 8TF



Road Map



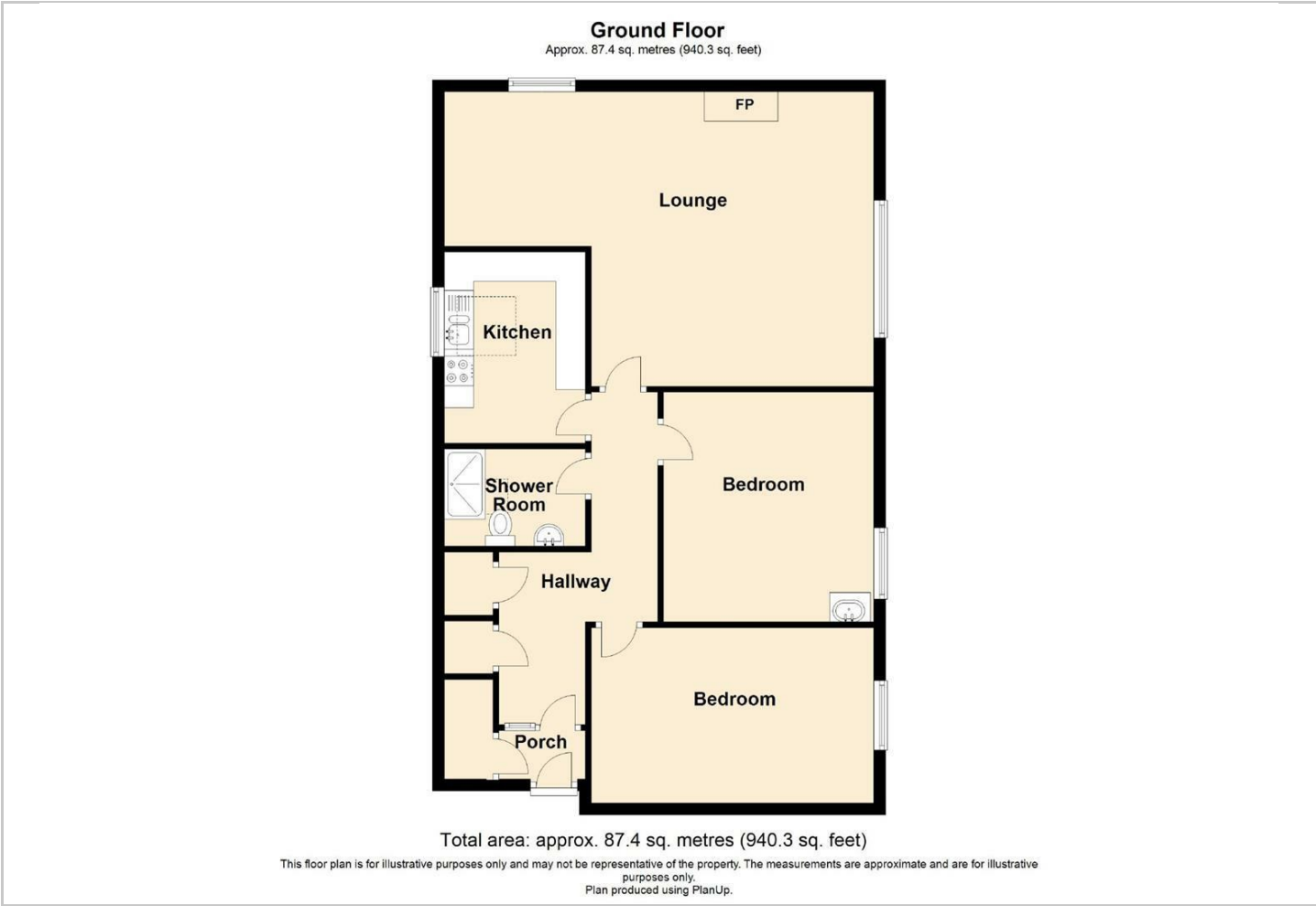
Hybrid Map



Terrain Map



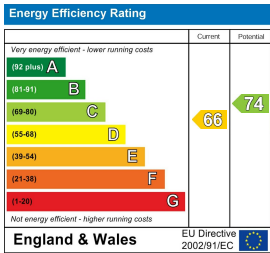
Floor Plan



Viewing

Please contact our Benllech Office on 01248 852177 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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