

EGERTON ESTATES



2 Llain Wen, Benllech, LL74 8SJ

Offers In The Region Of £275,000

This delightful detached house offers a spacious home with the well-proportioned living spaces and three bedrooms provide ample room for the growing family.

The house boasts three inviting bedrooms, or a room to set up a home office. The bathroom is conveniently located, ensuring ease of access for all residents.

Set in a desirable location, this property benefits from the tranquil surroundings of Benllech, known for its stunning beaches and scenic views. The area is perfect for those who appreciate nature and outdoor activities, while still being within reach of local amenities.

This detached house presents an excellent opportunity for families or individuals seeking a comfortable home in a picturesque setting. With its generous living space, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

Entrance Hall

With staircase to the first floor, radiator, composite double glazed entrance door.

Lounge 19'1" x 13'7" (5.84 x 4.16)

A naturally light room with three windows in total giving a good amount of natural daylight. Timber surround fireplace with local stone hearth and with a fitted coal effect gas fire. Coved ceiling with two pendant lights, two radiators, t.v. and telephone connections.

Dining Room 12'9" x 8'8" (3.89 x 2.65)

With coved ceiling with pendant light and wall lights, radiator. Door through to:

Kitchen/Breakfast Room 16'6" x 10'7" (5.03 x 3.23)

With a modern style range of base and wall units in a light cream finish with contrasting worktop surfaces and tiled surround. Recess for an electric cooker with extractor over, integrated fridge, microwave and dishwasher, and recess for a washing machine. 1.5 bowl stainless steel sink unit. Breakfast table area with two radiators, internal door to garage.

Porch

With pvc double glazed outside door, radiator and access to:

Cloakroom

With w.c and washbasin.

First Floor Landing

With storage cupboards. Hatch to the roof space.

Bedroom One 13'3" x 9'8" (4.04 x 2.95)

With wide rear aspect window with radiator under. Good range of fitted wardrobes, telephone point.

Bedroom Two 9'8" x 9'2" (2.96 x 2.80)

With fitted wardrobes to one wall with bed recess and cupboards over. Rear aspect window with radiator under.

Bedroom Three 10'1" (reducing) to 5'6" x 8'11" (3.09 (reducing) to 1.70 x 2.74)

With side aspect window with radiator under. Over stairs cupboard.

Bathroom 8'11" x 5'10" (2.73 x 1.79)

Having a four piece suite in white comprising a corner bath, shower enclosure with 'Mira' thermostatic shower control, wash basin in a vanity cupboard with wall mirror over, w.c. Half tiled walls, radiator.

Outside

Situated just off the Brynteg road, the property enjoys a very good sized corner plot, mostly lawn but with a patio area to the rear with adjacent,

smaller lawn garden.

Yard to the side off the kitchen porch with timber garden shed.

To the front is a parking area for two cars and giving access to:

Garage 16'8" x 8'6" (5.10 x 2.61)

With motorised front roller door. Cupboards and shelving, power and light.

Services

Mains water, drainage and electricity.

Oil fired central heating.

Propane gas provided.

Double Glazed windows and doors.

Tenure

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

Energy Performance Certificate

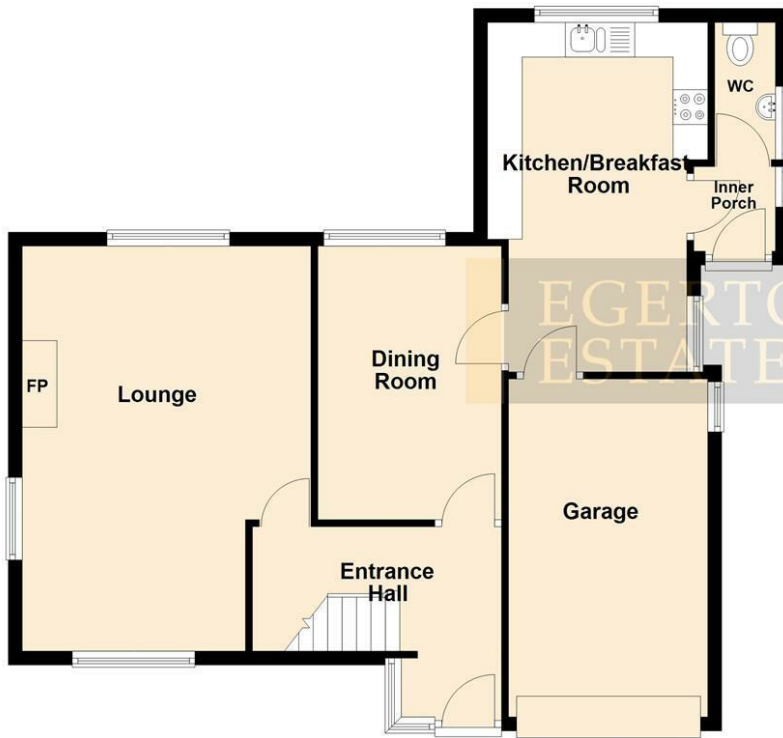
Band E

Council Tax Band

Band D

Floor Plan

Ground Floor
Approx. 72.6 sq. metres (781.8 sq. feet)

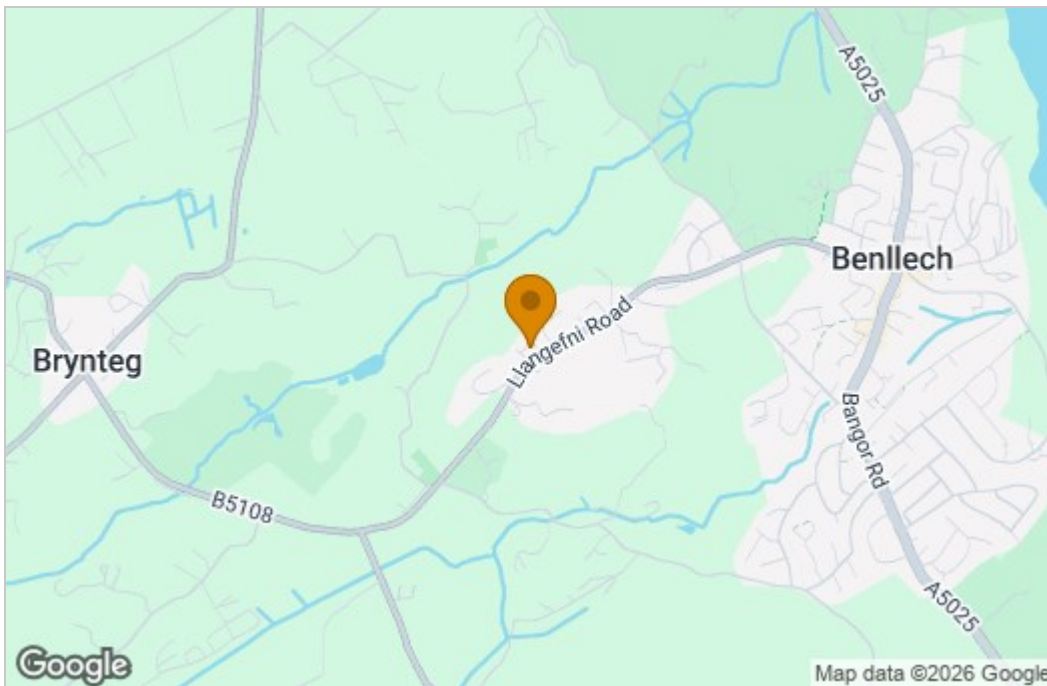


First Floor
Approx. 40.3 sq. metres (434.2 sq. feet)

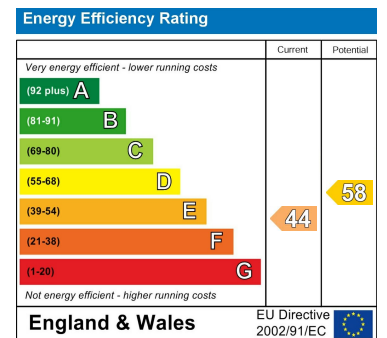


Total area: approx. 113.0 sq. metres (1216.0 sq. feet)

Area Map



Energy Efficiency Graph



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