

# EGERTON ESTATES



## 13 Lon Farchog , Benllech, LL74 8UL

NO ONWARD CHAIN-MOVE IN AS SOON AS YOU ARE READY! A delightful detached and modern three bedroom bungalow, situated on a small cul de sac of similar bungalows and adjoining open farmland to the rear. Built in 2004, and upgraded since, the property is situated on the edge of this sought after seaside village and is only a short distance to all village amenities and of course Benllech's famous sandy beach. The modern bungalow provides for a hallway, L shaped open plan living/dining room, kitchen/breakfast room, 3 bedrooms and shower room. There is a long drive which gives off road parking for several cars leading to a detached Garage. Gardens to front and rear, with the rear enjoying good privacy and open outlook over farmland. Propane gas central heating and fully double glazed.

Offers In The Region Of £328,300

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Entrance Hall

Living/Dining Room

Living Area

15'2" x 10'8" (4.63 x 3.26)

Dining Area

10'6" x 8'5" (3.20 x 2.57)

Kitchen/Breakfast room

11'9" x 10'0" (3.57 x 3.06)

Bedroom 1

11'8" x 10'1" (3.56 x 3.07)

Bedroom 2

10'9" x 8'2" (3.27 x 2.50)

Bedroom 3

9'5" x 7'3" (2.86 x 2.22)

Shower Room

10'0" x 5'6" (3.06 x 1.67)

Outside

Garage

17'7" x 9'2" (5.35 x 2.80)

Services

Tenure

Council Tax

Energy Certificate

Vendors Notes:



Directions





Floor Plan



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