

EGERTON ESTATES



Edelweiss Ffordd Cynlas, Tyn-Y-Gongl, LL74 8SP **Offers In Excess Of £480,000**

A truly outstanding detached bungalow, enjoying very fine sea views, being a two minute walk to the beach, and significantly extended to provide fully modernised family or retirement accommodation. The bungalow has been meticulously maintained and improved by the present owners to give one of the finest properties we have offered for sale for a long time and must be viewed to appreciate the quality of the accommodation provided. The main hallway is part open to the kitchen which is fully fitted with quality oak units with granite worktop surfaces, and ample room for a breakfast table. The lounge has a wide south facing window overlooking the rear garden, as well as solid oak flooring and inglenook fireplace recess. This leads through to a side Conservatory which presently serves as a formal dining room and enjoys very fine sea views. There are four bedrooms, one en suite and another presently used as a Sitting Room with patio doors to a decked balcony patio again with sea views. Family bathroom recently re-fitted to a high standard.

Delightful well tended gardens to the front and rear, and south facing patio, and former garage now utilised as a workshop and Utility room. The bungalow must be viewed to appreciate the work and effort put in by the present owners.

Hallway

Having a newly fitted composite double glazed front door and side panel, cloak cupboard, radiator with glazed cover, hatch to roof space.

Wide opening to:

Kitchen/Breakfast Room 15'1" x 9'8" (4.62 x 2.97)

Having an outstanding modern oak fitted kitchen with contrasting granite worktop surfaces with bevelled edging and tiled surround, and with an extended 'island' style unit housing a 1.5 bowl matching sink unit with 'bar' style expandable monobloc tap. These bespoke units include curved corner doors and cupboards with some wall units having glazed fronts and others with lattice finish. Full height cupboard with pull out spice rack system. Gas fired cooking range with seven burners and two electric fan ovens and extractor unit over. slimline dish washer (2025) and recess for a fridge/freezer. Newly laid 'Karndene' grey wood effect flooring, pvc panelled ceiling, wall mounted t.v connection, side door. Radiator complemented by underfloor heating.

Lounge 19'10" x 11'10" (6.06 x 3.63)

Having dual aspect windows giving excellent natural daylight, inglenook style false fireplace recess with marble hearth and tiled back and with oak mantel over. Solid oak 18mm flooring, coved ceiling with two pendant lights, wall mounted t.v connection, vertical radiator.

Patio door to:

Conservatory Dining Room 18'4" x 7'10" (reducing to 4'1") (5.59 x 2.41 (reducing to 1.27))

With full height double glazed windows to give outstanding sea views and with apex style glazed roof. Access to second front entrance door as well as to the kitchen. Timber floor covering, radiator.

Bathroom 7'10" x 5'4" (2.41 x 1.65)

Refitted to a high standard with spacious walk in shower enclosure with glazed surround and twin head thermostatic shower control. Vanity unit in a modern light grey finish to match both the wall and floor tiles and with integrated wash basin with large circular mirror/light over, and integrated w.c. Towel radiator, ceiling downlights.

Inner Hall

With radiator.

Bedroom One 12'0" x 11'10" (3.66 x 3.63)

With a wide rear aspect window enjoying a sunny southerly aspect over the rear garden. Two fitted and matching double wardrobes, light timber flooring, radiator.

En-suite 6'8" x 4'3" (2.05 x 1.30)

Having a full width walk-in shower enclosure with

glazed door and twin head thermostatic shower control. Vanity unit in a contemporary light grey finish to match the wall and floor tiles and with integrated wash basin with modern large mirror/light over and integrated w.c. towel radiator, pvc panelled ceiling with downlights.

Bedroom Two 12'0" x 10'6" (3.66 x 3.22)

With front aspect window, light timber flooring, radiator, ceiling downlights.

Bedroom Three 9'10" x 7'0" (3.02 x 2.15)

With front aspect window, radiator, light timber flooring.

Sitting Room/Bedroom Four 11'11" x 11'0" (3.65 x 3.37)

Originally built as a bedroom but now used as a sitting/t.v room with double opening patio doors onto a spacious decked raised patio which enjoys fine sea views. Radiator, ceiling downlights.

Outside

Recently re-laid tarmacadam drive giving off road parking for up to 4 cars and leading to the detached former garage. Exceptionally well maintained gardens to both front and rear, with the front garden having well planted borders, a lawned area and a raised paved patio from where there are delightful views of Benllech beach.

To the rear is a spacious and secluded garden area, enjoying a sunny southerly aspect, part being paved to give a spacious patio area, the other part laid to lawn, with an array of carefully chosen shrubs, perennials, and flowers with gravelled edges and a clever water feature created by the owner.

External power points and water taps provided. Adjoining bedroom four is a raised patio with glazed balustrades to give shelter and enjoying a sunny southerly position and with fine sea views.

Former Garage 18'10" x 14'11" (5.75 x 4.55)

Now used as a multi-purpose area, part used as a workshop with fitted bench and worktop. Part used as a utility area with worktop surfaces, kitchen base and wall storage cupboards, and with a stainless steel sink unit, and space for both a washing machine and dryer. Roof replaced with Ruberoid Butile covering (2022) Ample power points and light, together with a front roller access door and further side pvc double glazed door.

Vendor's note: Can be converted back into a traditional garage if required.

Cellar 19'8" x 11'9" (6.0 x 3.60)

Extending under the bungalow with external access door and limited headroom and including a sink unit with tap for dog washing!, also housing a 'Worcester' (2023) modern oil fired central heating boiler. The

Services

Mains drainage, water and electricity. Propane gas for hob only.

Oil fired central heating system (Boiler 2023)

Tenure

The bungalow is understood to be Freehold and this will be confirmed by the Vendors' conveyancer

Council Tax

Band D

Energy Efficiency

Band D

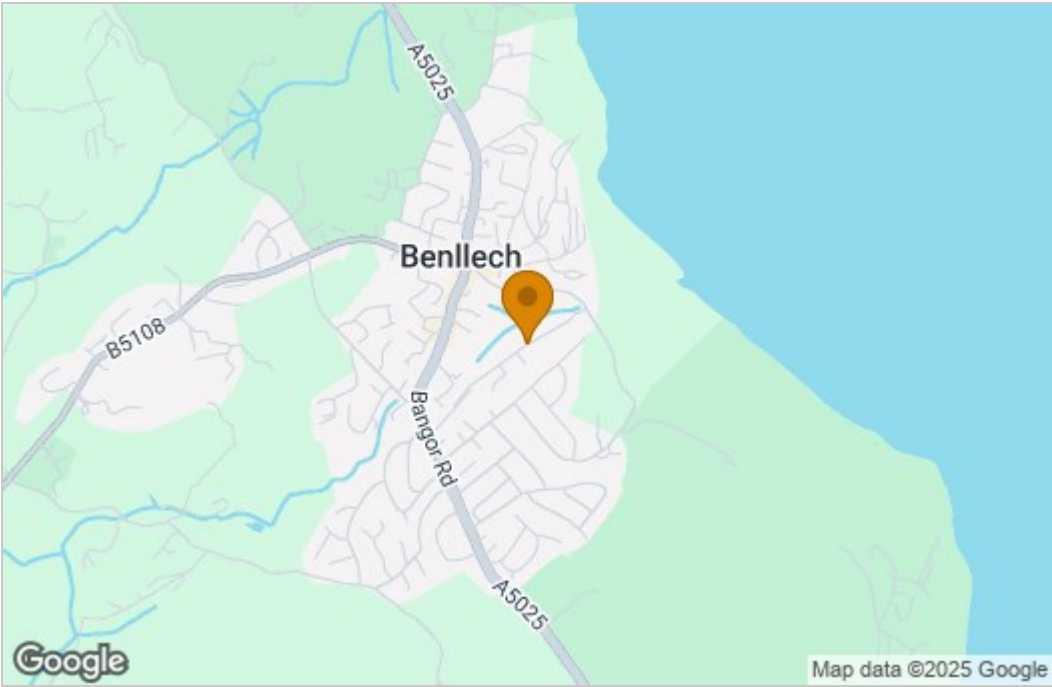
Floor Plan



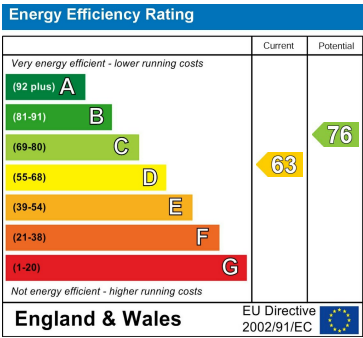
Total area: approx. 142.9 sq. metres (1537.8 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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