

EGERTON ESTATES



40 Minffordd Estate, Tyn-Y-Gongl, LL74 8QG

Offers In The Region Of £369,950

An individually built detached three bedroom bungalow, situated at the very end of a small cul de sac on the edge of the village, bordering open farmland and enjoying far reaching sea views to the front. The property has the special benefit of a much larger than average plot to the rear which gives a private area to sit out enjoying a sunny southerly aspect. The bungalow has been nicely upgraded having a modern kitchen (2022) as well as a recently fitted shower room (2024) .

Well worth viewing to appreciate the outlook from the bungalow and size of the grounds.

Reception Room 11'4" x 8'10" (3.46 x 2.70)

A very spacious area with linen cupboard. electric storage heater, hatch to an insulated roofspace, telephone point.

Cloakroom

Recently upgraded with a w.c., wash basin in a vanity cupboard with mirror over, half tiled walls.

Living Room 15'10" x 15'0" (4.85 x 4.58)

A naturally light room, with dual aspect windows with fine views to the front towards the sea, while the side patio door overlooks open farmland. Natural stone fireplace with timber mantle over and local stone hearth. Coved ceiling with pendant light and matching wall lights, two storage heaters, t.v. connection.

Kitchen 13'11" x 8'9" (4.25 x 2.68)

With a modern (2022) range of base and wall units in a contemporary grey with worktop surfaces and upstand.. Integrated appliances include an 'AEG' induction hob with splash back and concealed extractor over. Eye level 'AEG' double oven. recess for a washing machine and dishwasher and space for an 'American' style fridge/freezer. 1.5 bowl stainless steel sink unit with 'instant' hot water monobloc tap and under a rear aspect window overlooking the rear garden. Ceiling downlights and additional low level 'kickboard' lighting. Double glazed door to the rear garden.

Bedroom One 14'1" x 11'7" (4.30 x 3.55)

Enjoying distant sea views to the front, electric storage heater.

Bedroom Two 12'4" x 11'8" (3.76 x 3.57)

With wide rear aspect window overlooking the garden and with storage heater under.

Bedroom Three 13'3" x 11'3" (4.05 x 3.43)

With dual aspect windows giving good natural daylight and to include a patio door to the rear garden, electric storage heater. This room is currently used as a dining room.

Shower Room 7'6" x 6'5" (2.29 x 1.98)

With a modern suite fitted in 2024 comprising a corner shower cubicle with integrated water jets and both a hand held shower and rainfall shower. Wide wash basin in a vanity unit with cupboards under as well as a large mirror/light over with shaver point. W.c. towel radiator, and wall mounted remote control fan heater. Half tiled walls.

Outside

Situated at the very end of a small cul de sac an access leads to a tarmac drive which gives ample off road parking and leads to the attached garage, with slate steps, outside power point and water tap. A feature of this property is the much larger than average plot. There is access to the side

which leads to a quiet and very private level rear garden which includes a paved patio off bedroom three. In addition to this, there is a large garden beyond this level area, which is sloping in nature and with a wide selection of shrubs, bushes and trees. This ensures the rear garden enjoys an excellent amount of privacy, and a delightful spot to enjoy the afternoon and evening sun.

Attached Garage 17'4" x 17'0" (5.30 x 5.20)

Having an electric front roller door as well as a double glazed rear personal door. Fitted base and wall storage cupboards with worktop, power and light provided.

Services

Mains water, drainage and electricity.
Electric heating.

Tenure

Understood to be Freehold which will be confirmed by the vendor's conveyancer.

Energy Performance Certificate

Band E

Council Tax

Band D

Floor Plan

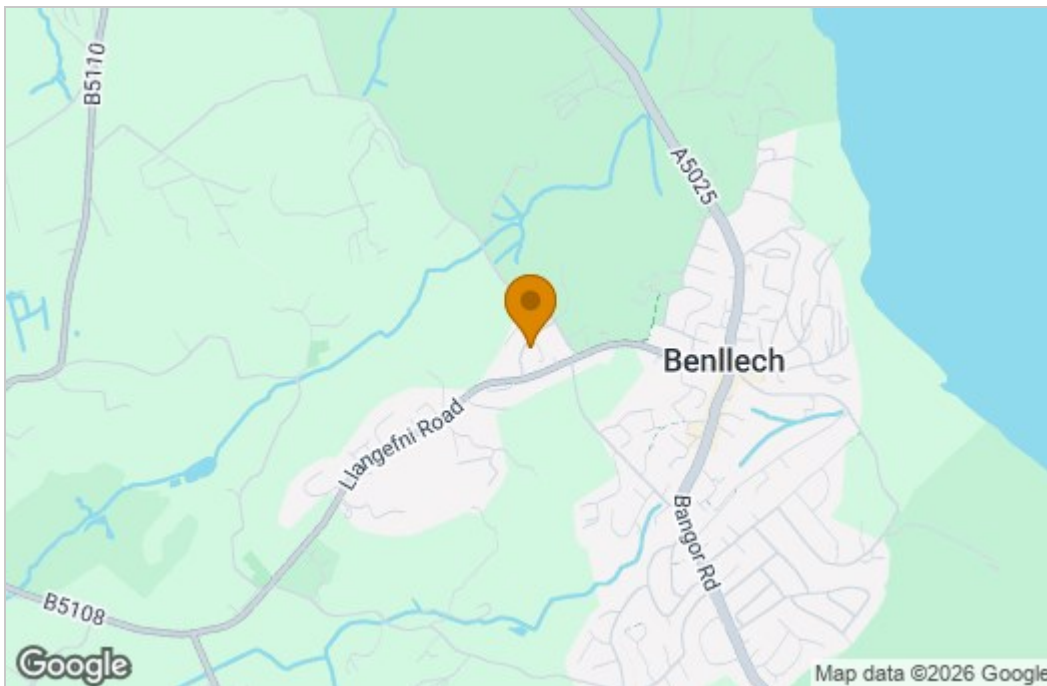
Ground Floor

Approx. 129.6 sq. metres (1394.9 sq. feet)

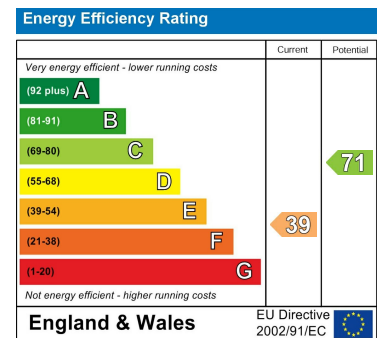


Total area: approx. 129.6 sq. metres (1394.9 sq. feet)

Area Map



Energy Efficiency Graph



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