

# EGERTON ESTATES



## **19 Lon Farchog, Benllech, LL748UL** **Offers In The Region Of £249,950**

A modern semi detached bungalow, situated on a quiet cul de sac, built around 2002, and extended to the rear. This property is convenient for village amenities and beach, and a very short walk to footpaths that lead onto nearby farmland. It is considered an ideal retirement purchase, having two bedrooms, a conservatory, extended parking and garage together with low maintenance grounds.

### **Porch**

With ramp access, pvc double glazed front door and surround

### **Hallway**

Giving access to the principal rooms, and with radiator, hatch to roof void, airing cupboard with radiator and shelving

### **Lounge 15'0" x 13'1" (4.58 x 3.98)**

With large front aspect triple glazed window giving good natural daylight and with large radiator under. Tv and telephone connection point.

### **Kitchen 10'8" x 10'0" (3.24 x 3.05)**

With an extensive range of base and wall units in matt white timber finish with light worktop surfaces and tiled surround. 1.5 bowl stainless steel sink unit under a rear aspect window. Integrated electric hob with concealed extractor over and oven under. Recess for washing machine and space for a fridge freezer. Radiator also an electric towel radiator, pvc door to;-

### **Rear conservatory 8'0" x 7'1" (2.45 x 2.17)**

Suitable as a small dining room, and with pvc double glazed surround and door to the rear garden

### **Bedroom One 11'1" x 10'1" (3.37 x 3.07)**

With triple glazed front aspect window with radiator under

### **Bedroom Two 10'8" x 10'1" (3.26 x 3.08)**

With rear aspect window with radiator under

### **Shower Room 6'8" x 5'9" (2.04 x 1.76)**

With a four piece suite in cream comprising of a corner shower cubicle with Mira electric shower, tiled walls and glazed surround, W.C. Wash hand basin, bidet. Radiator, shaver point, electric towel radiator.

### **Outside**

To the front is an extended tarmacadam drive, capable of parking up to 5 cars, with a secure gated parking area for camper van/ caravan. Also to the front is a small lawned garden.

The drive leads down to a detached garage. The well screened rear garden area has been paved for ease of maintenance and includes two timber sheds

### **Garage 17'7" x 8'5" (5.35 x 2.57)**

With up and over door, power and light and pvc door to rear garden.

### **Services**

All mains services.

Fittings for propane gas central heating. The tank has been removed by the gas company but will be returned when new buyer opens as account.

Prospective buyers should enquire with the Gas company for further information.

### **Council Tax Band**

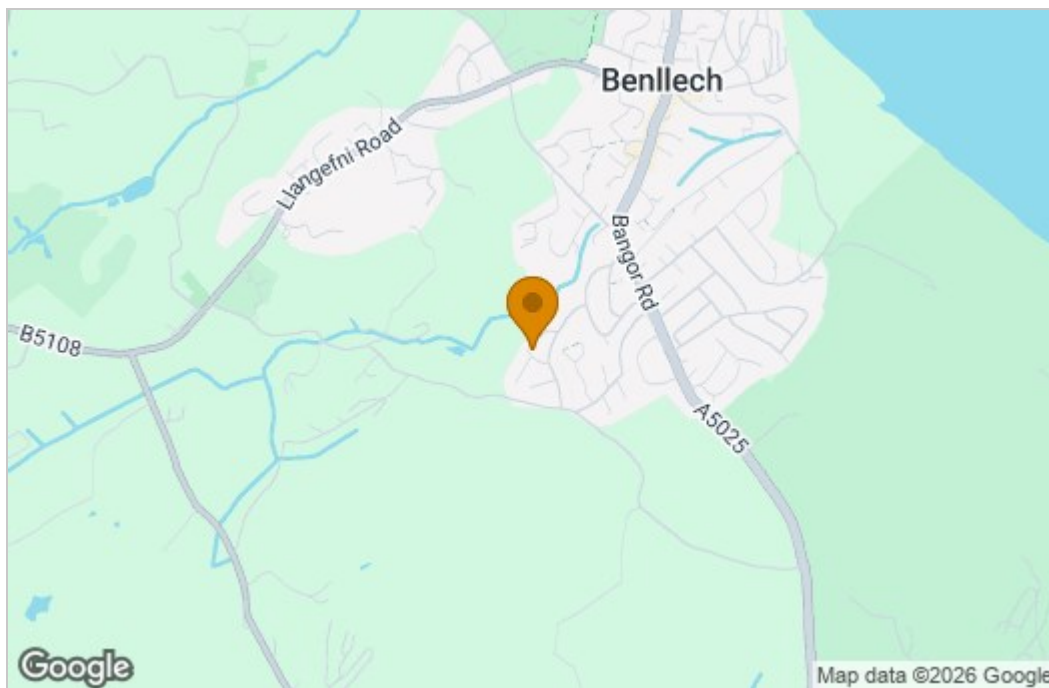
Band C

### **EPC Band**

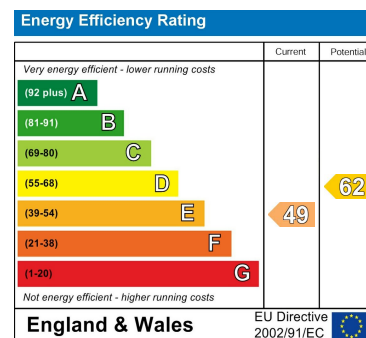
Band E

## Floor Plan

## Area Map



## Energy Efficiency Graph



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