

EGERTON ESTATES



Threeways 90 Breeze Hill, Benllech, LL74 8UA

£400,000

NOW UNDER OFFER An immaculately presented detached bungalow, having been recently upgraded and modernised to an exacting standard and enjoying panoramic sea views over the village towards the Great Orme and Llanddona headland. Situated within an easy walk of the village amenities, the property stands within spacious low maintenance grounds with ample parking.. The redesigned accommodation provides for a spacious hall with staircase to the first floor, and a large living room with picture windows to maximise the sea views and is part open plan to the adjoining kitchen and dining area which has a quality high specification and recently fitted kitchen. Off the kitchen area is a conservatory which enjoys a private outlook over the gardens. There are two ground floor double bedrooms, with the main bedroom being en-suite and with a wide glazed opening to the rear garden, while both bedrooms have recently fitted contemporary bedroom fittings provided. There is a further bathroom which again has been recently fitted. To the first floor are two good sized rooms ideal as a study or storage (one recently used as an overflow bedroom). Spacious low maintenance gardens with ample parking and a garage.

An excellent bungalow considered ideal for a retiring buyer being in very good condition throughout.

NO ONWARD CHAIN.

Porch

With composite double glazed entrance door and wide double glazed side panel. Tiled floor, and part stone facing to one wall. Double opening and double glazed doors to:

Entrance Hall

With attractive timber floor covering, radiator and telephone connection. Open tread timber dog-leg staircase to the attic floor.

Living Room 17'11" x 11'10" (5.47 x 3.62)

A delightful naturally light living area with two dual aspect windows and enjoying fine SEA VIEWS. Feature woodburning stove on a local stone hearth, two radiators. Attractive and practical timber style patterned ceramic floor tiles which extend to the adjoining kitchen and dining area. Coved ceiling with pendant light and matching wall lights, t.v connection, two radiators. Very wide opening (giving an open-plan feel) to:

Kitchen/Dining Room 21'3" x 11'8" (6.49 x 3.56)

An extended and fully modernised area, in an open plan design, and with a continuation of the ceramic floor covering in the living area. Dual aspect windows again give excellent natural daylight and with FINE SEA VIEWS as well as views of the Llanddona headland and Eryri mountain range beyond.

The kitchen has been re-fitted in a quality range of base and wall units in a light oak style finish with extensive work top surfaces and complimented by fully tiled walls in light chalk style tiling. 1.5 bowl sink unit under a rear aspect window looking towards Red Wharf Bay. Integrated fittings include a 'Bosch' induction hob and 'Bosch' eye level double oven, 'Bosch'; dishwasher as well as a fitted fridge. The kitchen features deep pan drawers, curved corner units, carousel fittings and pelmet lighting. LED strip lighting and vertical radiator.

The dining area is open to both the kitchen and living area with overhead light and radiator. Wide double glazed patio doors lead to :

Conservatory 12'10" x 8'0" (3.93 x 2.44)

Having a double glazed surround on a brick base wall enjoying fine SEA VIEWS, and with a wide double glazed patio outside door as well as a further outside door. Attractive ceramic floor tiles (to match kitchen), vertical radiator, power point.

Bedroom One 14'3" x 11'10" (4.36 x 3.61)

Extended by means of a rear full width bay window style extension with a sunny south easterly aspect and with wide double glazed patio door to the rear garden. Extensive range of contemporary fitted bedroom furniture to include extensive wardrobe space and drawers, and finished in a contemporary light grey finish, with pull out clothes rails and shelving. Coved ceiling, radiator.

En-suite 6'9" x 6'9" (2.07 x 2.07)

Having fully tiled walls and floor and with a modern suite to include a wide shower enclosure with thermostatic shower control and glazed doors. Wash basin, w.c. Large wall mirror and cabinet.. Alcove recess presently housing the washing machine and dryer. Towel radiator, extractor fan.

Bedroom Two 11'9" x 11'10" (3.59 x 3.63)

Another double bedroom with front bow window, and again having an extensive range of fitted bedroom furniture to two walls in a light 'off-white' finish giving extensive wardrobe areas with 'pull and drop' clothes rails extending to give a dressing table area with drawers and storage cupboards over. Radiator.

Bathroom 6'7" x 5'4" (2.02 x 1.64)

In keeping with the remainder of the bungalow , having been re-fitted to include a panelled bath with mixer hair shower attachment. Wash basin in a two tone vanity cupboard and w.c. Fully tiled walls and floor, light/shower point, towel rack and extractor fan.

Attic Floor

Converted many years ago to a very good standard but , we believe, without Building Regulation approval. This area has excellent scope with a sturdy dog-leg staircase access leading to:

Room One 12'5" x 10'4" (3.79 x 3.17)

With a gable window giving an outstanding sea view over the village. 'Worcester propane gas fired central heating boiler.

Room Two 15'2" x 10'9" (4.63 x 3.28)

With gable window, and previously used as an occasional bedroom.

Garage 20'4" x 9'10" (6.20 x 3.01)

With an electrically operated mains access door and further personal door. Power and light provided and water tap.

Outside

Access off the estate road gives off road parking and access to the adjoining garden. Indeed, a former front lawn has been recovered in stone chippings to extensive parking and storage areas and includes an area of shrubs and bushes. Access from both sides leads to a further spacious garden area, with a small area of lawn but also a spacious concrete and paved area which gives a good patio area. Included are three timber garden sheds, two of which are much larger than average, with the largest one (4.8 x 2.4) having power and light and ideal as a hobbies room, and the second is a summer house design with power provided. There is a covered log store, outside lighting and water taps.

Services

Mains water, drainage and electricity.
Propane gas central heating.

Tenure

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

Council Tax

Band D Ynys Mon

Energy Performance Certification

Band F

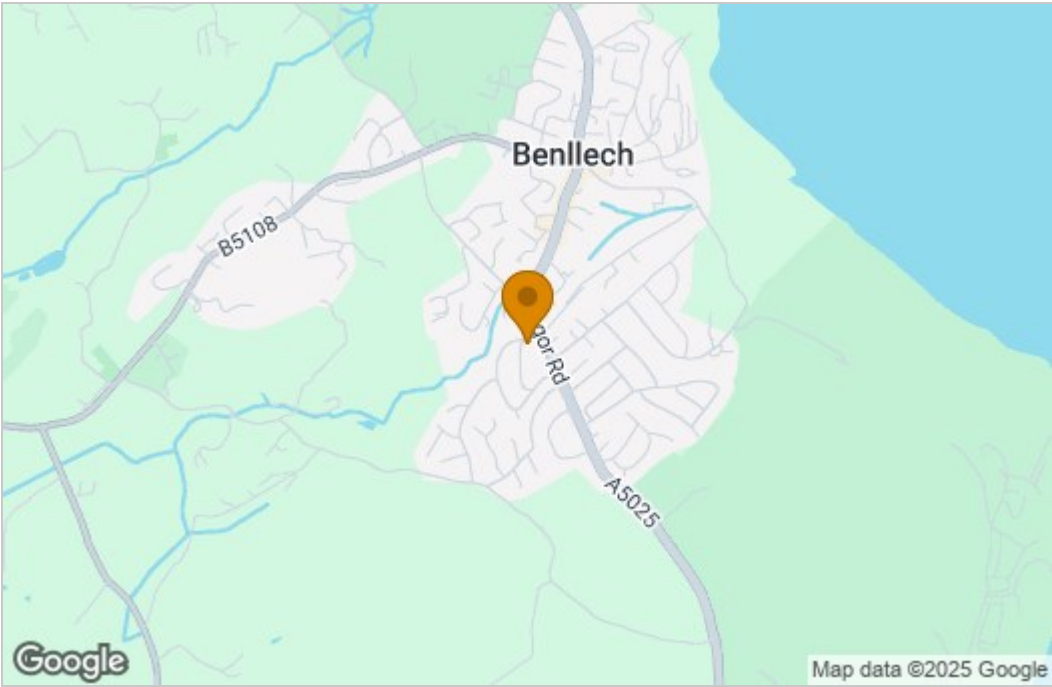
Viewing

By Appointment with the agent.
Egerton Estates 01248 852177

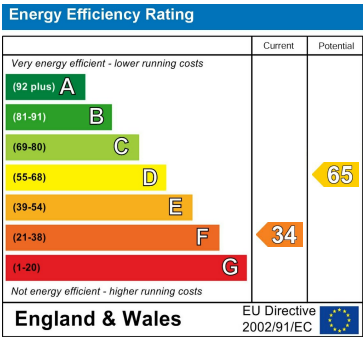
Floor Plan



Area Map



Energy Efficiency Graph



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