

EGERTON ESTATES



5 Pant Y Briallu, Tyn-Y-Gongl, LL74 8AB

Offers Over £340,000

A very well presented detached 4 bedroom family home, built in 2014, and significantly upgraded and remodelled by the present owner in 2024, to include providing an open plan living/kitchen with a quality replacement kitchen. Giving two reception rooms, four double bedrooms, two bathrooms as well as a garage and gardens, the property is ideally suited to a growing family in this popular seaside village close to local amenities and Benllech's renowned sandy beach.

Competitively priced and available with no onward chain.

Open porch

With composite double glazed entrance door and side panel. Light timber style Amtico flooring which extends into the kitchen/living room. Staircase to the first floor, radiator, internal door to the garage.

Cloak Room 5'5" x 2'11" (1.66 x 0.90)

With w.c., wash basin

Living Room / Kitchen

Having been re-designed about two years ago to give an open plan design, with a newly fitted kitchen provided

Living Area 15'2" x 12'7" (4.64 x 3.84)

Having a full width range of modern display and storage cabinets to one wall in a cashmere matt finish and with a feature 'TCL 98 inch LED Smart TV' included. 'Amtico' flooring, 4 panel glazed window to the rear garden with central double opening doors to a rear patio.

Kitchen Area 18'2" x 8'7" (5.54 x 2.63)

Having a superb recently fitted kitchen in a cashmere gloss finish with quartz worktop surfaces and upstands and further tiled surround. Integrated appliances include a 5 ring gas on glass hob with contemporary extractor over. Two integrated 'Bosch' ovens, 'Bosch' dishwasher and integrated washing machine. Also included is a 'Samsung' American style fridge freezer with water dispenser. 1.5 bowl sink with monobloc tap under a side aspect window, under pelmet lighting and ceiling downlighters. Another feature is a matching island with cupboards and suitable as a breakfast bar with seating stools included. Deep pan drawers and a spacious larder cupboard.

To the rear of the kitchen are double opening doors to the rear garden and with the wide glazing to the living area, makes this a naturally light space.

Front Sitting Room 10'9" into bay x 8'9" (3.29 into bay x 2.68)

with wide bay window and radiator

First Floor Landing 6'7" x 6'6" (2.02 x 1.99)

with radiator, hatch to the attic, cupboard housing a Worcester gas central heating boiler (2024)

Bedroom 1 13'2" x 11'6" (4.02 x 3.53)

Having a wide front aspect window with radiator under, fitted wardrobe

En-suite shower room 8'3" x 3'3" (2.52 x 1.00)

with a wide shower enclosure with thermostatic twin head shower control, wash basin, w.c., tiled floor, radiator

Bedroom 2 10'9" x 8'11" (3.28 x 2.73)

with full height mirror fitted wardrobe with hanging space and shelf. Rear aspect window with radiator under. Wall lighting.

Bedroom 3 11'1" x 8'3" (3.39 x 2.52)

with rear aspect window with radiator under.

Bedroom 4 10'0" x 9'0" (3.07 x 2.76)

with front aspect window with radiator under. Fitted cupboard with hanging rail.

Bathroom 7'9" x 6'6" (2.37 x 2.00)

Having a white suite comprising of a panelled wall with thermostatic shower over and glazed shower screen. Wash basin with adjacent shaver point, w.c., radiator, tiled floor and part tiled walls.

Outside

Access off the estate road leads to a wide tarmac parking area for 2 cars and leads to an integral garage. Lawned garden with some shrubbery. Good sized rear garden, mostly laid to lawn with a paved patio and backing onto farmland to enjoy a quiet and peaceful outlook.

Garage 16'7" x 8'3" (5.08 x 2.54)

with up and over door, power and light.

Services

Mains water, Drainage and electricity.
Propane gas central heating.
Double glazed windows and doors.

Tenure

Leasehold - 999 years from 2014 at a ground rent of £150 p.a.
Freehold available to purchase for £3345.00

Council Tax

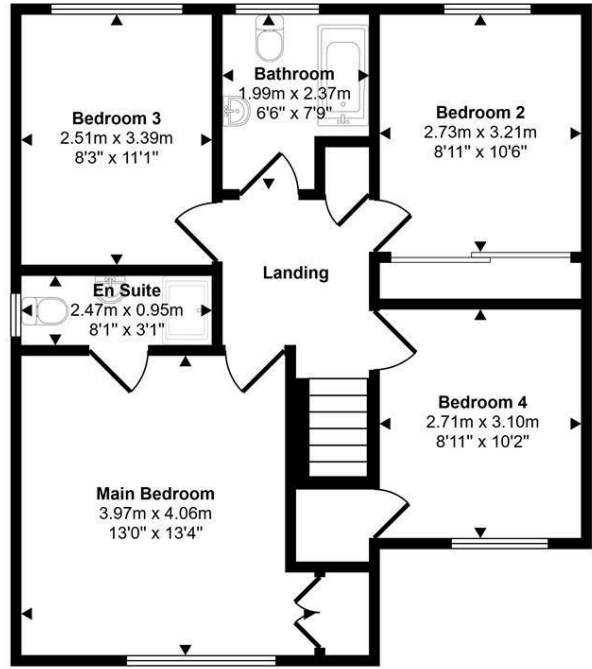
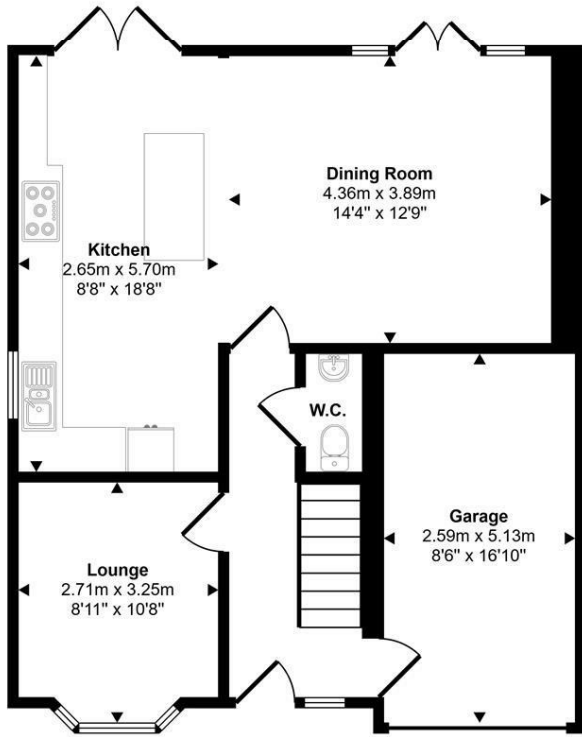
Band E

Energy Performance Certificate

Awaiting Band

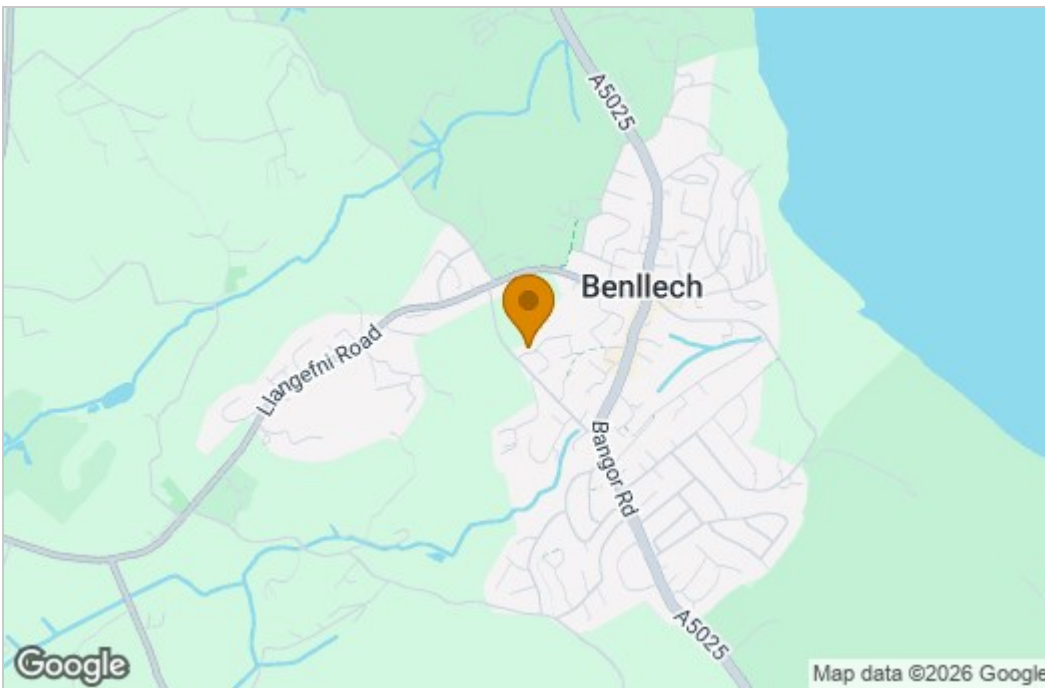
Floor Plan

Approx Gross Internal Area
128 sq m / 1381 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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