



## Bro Dawel 5 Swn Y Don

Benllech, Tyn-Y-Gongl, LL74 8PR

Offers In The Region Of £550,000



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## Open Porch

Open, brick porch canopy.

## Entrance Hall

A spacious light, open reception hall accessed through a hardwood double glazed door with two side panels.

A pine staircase leads to the first floor, beautifully lit by a 'gothic' shaped long window depicting the Cemaes Bay Windmill.

The galleried landing above up to the high ceiling gives a sense of space and light.

Radiator, tv point.

## Living Room

24'2" x 13'1" (7.37 x 3.99)

Double glazed doors open into this large bright family living room, with brick recessed fireplace, with pitch pine lintel over, currently blocked off, but the chimney above is lined and ready for a log/multi fuel burner (subject to initial inspection). Large windows at each end and a glazed sliding double door onto the brick patio with the garden beyond. Tv points and two radiators.

## Dining Room

10'2" x 12'9" (3.10 x 3.90)

With double glazed french doors onto the rear garden.

Radiator, tv point.

## Kitchen

10'2" x 19'9" (3.10 x 6.02)

An abundance of base units in a deep sage green with contrasting worktop surfaces complimented with display wall cabinets with smoked glass doors.

With a 1 1/2 sink unit with monobloc tap under a large window overlooking the rear garden. Space for dishwasher and a fridge. Electric double oven with ceramic hob over and extractor fan above. Light laminate flooring, tall radiator and ceiling LED downlights. tv point.

External door onto the garden.

## Study/Bedroom 5

9'8" x 12'4" (2.97 x 3.78)

Currently utilised as double bedroom, window with radiator beneath. tv point.

## Bathroom

9'8" x 6'11" (2.97 x 2.13)

A spacious four-piece bathroom in white with vinyl floor covering and half tiled walls. comprising panelled bath. corner shower unit with glazed doors. w.c. wash basin. radiator.

## Utility Room

20'7" x 6'5" (6.29 x 1.97)

Extremely handy area for utility purposes. with wall and base units, including deep storage drawers, sink and draining board. Plumbing for a washing machine and recess for a dryer. Two radiators. Grey laminate flooring, internal door to garage and external doors to the garden and one to the front.

## Staircase to First Floor

A pine 'dog-leg' staircase turns to lead to the first floor with high ceiling and natural daylight from the tall arched stained window.

## First Floor Landing

A spacious galleried area leading to the Master Bedroom and Dressing room on the right and three bedrooms and a family bathroom on the left

Again, a bright spacious area.

## Master Bedroom One

14'3" x 13'1" (4.35 x 3.99)

A large, bright room filled with natural daylight from two windows. radiator, tv point. Door leads to the:

## En -Suite

10'2" x 6'6" (3.10 x 1.99)

Modern shower room, with corner shower unit with glass screen. W.C. and wash basin. Towel radiator, radiator and extractor fan. Wood effect vinyl floor with obscured glass window.

## Dressing Room/Bedroom Six

9'8" x 13'1" (2.95 x 3.99)

A spacious room. Could be utilised as a sixth bedroom. Two windows, radiator.

There is a lintel in the side wall-prepared at build to offer the option of adding an internal door to create an independent bedroom.

## **Bedroom Two**

**10'2" x 15'6" (3.10 x 4.74)**

Bright and light bedroom courtesy of 2 windows, one with radiator beneath.

## **Bedroom Three**

**13'8" x 9'7" (4.18 x 2.94)**

Again, two windows letting in natural daylight-glimpses of the sea.

## **Bedroom Four**

**9'8" x 9'9" (2.97 x 2.98)**

Again, with a glimpse of the sea through the window with radiator beneath.

## **Bathroom**

**10'2" x 10'0" (3.10 x 3.07)**

Large spacious family bathroom comprising, bath, corner shower, w.c. and washbasin. High towel radiator and 2nd radiator. Vinyl flooring.

## **Outside**

A Tarmacadam drive leads to a double garage and ample parking spaces for up to 4 vehicles. A large wooden gate gives access to the lawned gardens. with a gate alongside the brick shed. Bordered by walls and hedges but entirely fenced .

The gardens are established and laid to lawn with various feature trees and bushes. Timber shed and pitched roof brick shed, which has power and light and an independent electricity supply with w.c.

## **Garage**

**20'7" x 16'3" (6.29 x 4.96)**

A large double garage with up and over door with shelving, power and light. Housing the ' Worcester' oil central heating boiler.

## **Services**

Mains water, drainage and electricity. (The present owner has a soakaway at the bottom of the garden which deals with rainwater, hence discounted water bill

Oil central heating combi boiler.

## **Council Tax Band**

Band F

## **Energy Performance Certificate**

Band D

## **Tenure**

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

## **Viewing**

Strictly by appointment with the agent Egerton Estates Benllech 01248 852177



## Road Map



## Hybrid Map



## Terrain Map



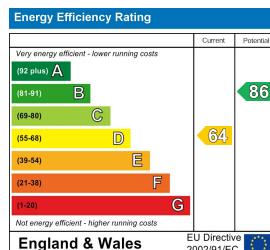
## Floor Plan



## Viewing

Please contact our Egerton Estates Office on 01248 852177 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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