

# EGERTON ESTATES



Bryn Llifon Lon Clai  
, Red Wharf Bay, LL75 8RX  
Offers In The Region Of £750,000



# Bryn Llifon Lon Clai, Red Wharf Bay, LL75 8RX

A superbly positioned and individually built detached four bedroom bungalow, enjoying panoramic southwesterly views to the rear over Red Wharf Bay and the Llanddona headland and with distant views of the Snowdonia mountains. Situated within a five minute walk of the sea front, the property is ideally suited for retirement or holiday use in this established holiday area. The four bedroom, two bathroom accommodation has full planning consent (December 2023) to extent upwards to give a first floor open plan living room and kitchen with balcony to enjoy panoramic sea and mountain views over the Bay. On completion of the work, the accommodation would provide 5 bedrooms, Sun Room and Study together with the first floor living room and Kitchen. Enjoying a rural 'feel' surrounded by farmland to three sides, the property has private gardens and ample parking. The present bungalow is currently used as a holiday let producing an excellent annual income with scope to improve should pets be allowed. Detailed plans for the extension works are available on request to include detailed Building Regulation drawings.



**Reception Hall**  
10'2" x 10'3" (3.11 x 3.13)

**Dining Hall**  
10'0" x 9'8" (3.05 x 2.95)

**Lounge**  
20'8" x 12'11" (6.30 x 3.93)

**Kitchen/Breakfast Room**  
16'3" x 10'7" (4.95 x 3.23)

**Inner Hall**  
**Bedroom One**  
14'7" x 12'4" (4.45 x 3.77)

**Bedroom Two**  
13'0" x 12'4" (3.96 x 3.76)

**Bathroom**  
8'4" x 5'7" (2.54 x 1.69)

**Bedroom Five/ TV room**  
9'9" x 8'9" (2.97 x 2.66)

**Bedroom 3**  
9'5" x 9'1" (2.87 x 2.76)

**Larder Room**  
10'0" x 5'6" (3.04 x 1.68)

**Shower Room**  
8'5" x 5'8" (2.57 x 1.73)

**Bedroom Four**  
11'8" x 10'0" (3.55 x 3.04)

**Outside**  
**Planning Consent**  
**Holiday Letting**

**Services**  
**Tenure**

**Energy Performance Certificate**

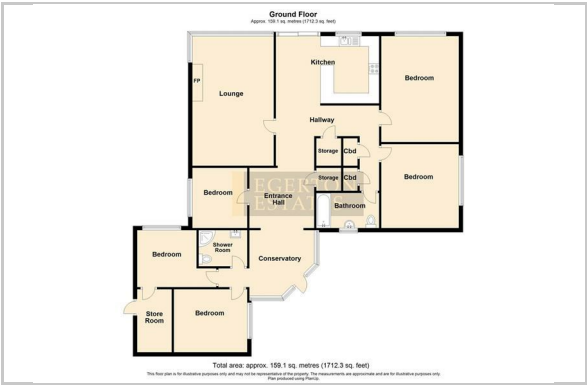
**Council Tax Band**

**Directions**  
**Viewing**

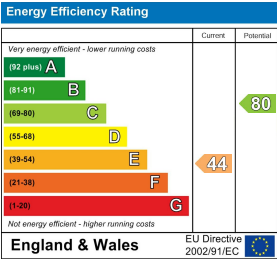
## Area Map



## Floor Plan



## Energy Efficiency Graph



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