

# EGERTON ESTATES



## 51 Bay View Road Benllech, Tyn-Y-Gongl, LL74 8TT

An extensively modernised detached four bedroom dormer bungalow, well positioned on this sought after road, and enjoying panoramic sea and headland views to the rear. Within the last 8 years, the owner has substantially upgraded and redesigned the accommodation to give modern and practical living which must be viewed internally to appreciate the extent of works undertaken.

The accommodation provides for a hallway leading to a modern kitchen with utility off, spacious 32 foot living/dining room with glazed divide, two ground floor bedrooms and bathroom and a further two bedrooms and shower room on the first floor. Very spacious grounds to the front and rear with raised patio to enjoy the outstanding sea views. Ample off-road parking and garage.

Sold as seen and with no chain.

**Offers In The Region Of £465,000**

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Entrance Porch

Living/Dining Room

Living Area

17'9" x 12'5" (5.43 x 3.79)

Dining Area

13'3" x 12'11" (4.04 x 3.94)

Kitchen

13'6" x 9'10" (4.14 x 3.00)

Utility Porch

8'8" x 5'0" (2.65 x 1.54)

Partitioned W.C

Inner Hall

Bedroom One

12'1" x 10'9" (3.70 x 3.29)

Bedroom Two

12'8" x 11'5" (3.87 x 3.48)

Wet Room

8'4" x 6'8" (2.55 x 2.05)

First Floor Landing

Bedroom Three

16'2" x 10'0" (4.95 x 3.05)

Bedroom Four

15'11" x 10'9" (4.87 x 3.29)

Shower Room

5'5" x 5'1" (1.67 x 1.56)

Outside

Garage

16'7" x 8'9" (5.08 x 2.69)

Services

Tenure

Council Tax

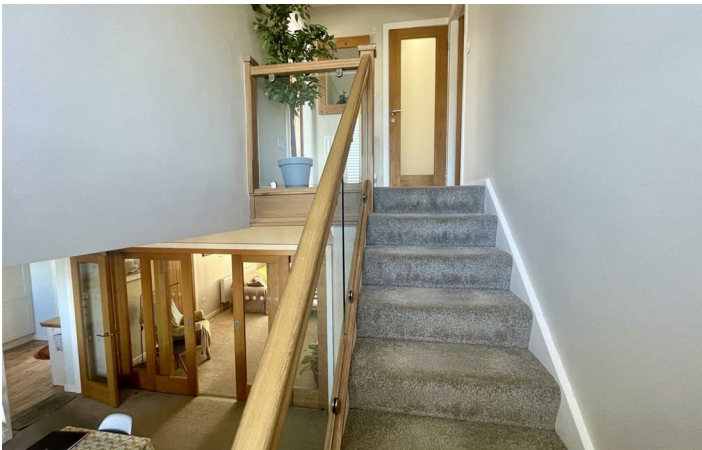
Energy Performance Certificate

Vendor's Note



Directions





Floor Plan



Total area: approx. 161.4 sq. metres (1736.8 sq. feet)

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The Property Centre, Padworth House, Benllech, Anglesey, LL74 8TF  
Tel: 01248 852177 Email: [enquiries@egerton-estates.co.uk](mailto:enquiries@egerton-estates.co.uk) <https://www.egerton-estates.co.uk>

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   | 54      | 65        |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |