



Norlyn, 63 Lon Thelwal

Benllech, Tyn-Y-Gongl, LL74 8QH

Offers In The Region Of £270,000



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Open Porch

With quarry tiled floor, overhead light pvc double glazed entrance door and side panel to:

Hallway

With cloak cupboard.

Lounge

16'11" x 12'5" (5.17 x 3.81)

Having a wide front aspect window to give good natural daylight. Light stone effect former fireplace, coved ceiling with two pendant lights, storage heater and t.v connection.

Kitchen

12'4" x 7'10" (3.77 x 2.40)

With an extensive range of base and wall units with matching timber worktop surfaces and tiled surround. 1.5 bowl stainless steel sink unit, recess for an electric cooker and washing machine. Door to:

Dining Room

13'1" x 6'9" (4.00 x 2.07)

Forming part of the rear extension and with two wide front and side windows enjoying a private aspect over the rear garden and with outside door to the patio area. Store cupboard, storage heater, internal door to the garage.

Bedroom One

11'11" x 10'11" (3.64 x 3.33)

With a wide rear aspect window overlooking the garden, storage heater.

Bedroom Two

10'11" x 8'11" (3.33 x 2.74)

With wide front aspect window, storage heater.

Bathroom

8'10" x 6'5" (2.70 x 1.96)

Having a three piece suite comprising a panelled bath with electric shower over and tiled surround. Wash basin, w.c., shaver point. Shelved airing cupboard, hatch to the roof space.

Outside

A wide concreted drive gives off road parking for 2 cars and leads to the attached garage. Lawned front garden with shrubs and access to either side leads to a secluded garden area with spacious patio area and lawned garden with shrubbery. Garden store.

Attached Garage

18'8" x 8'10" (5.70 x 2.70)

With 'up and over' door and internal access door.

Services

Mains water, drainage and electricity.

Electric heating.

Tenure

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

Council Tax Band

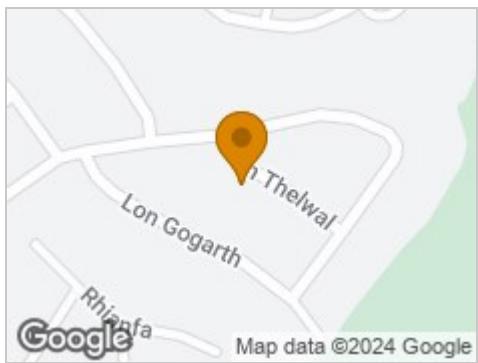
Band D

Energy Performance Certificate

Band E



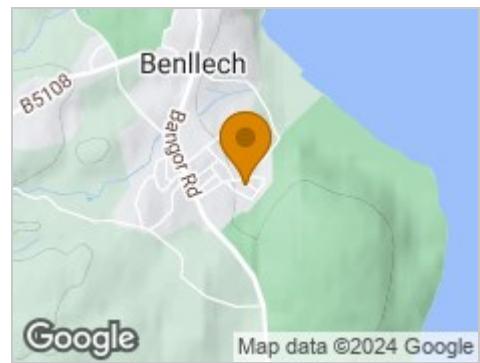
Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

Approx. 87.1 sq. metres (937.2 sq. feet)



Total area: approx. 87.1 sq. metres (937.2 sq. feet)

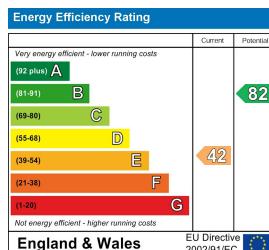
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

63 Lon Thelwal, Benllech

Viewing

Please contact our Benllech 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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