

# EGERTON ESTATES



## **3 Plas Glanrafon, Benllech, LL74 8TP**

**Offers In The Region Of £192,000**

NOW UNDER OFFER Built (2018) to high specification a ground floor retirement apartment in a successful development of similar retirement apartments. Built by McCarthy & Stone and centrally located in the very popular seaside village of Benllech within a two minute walk of the medical centre and Co-op store. Insulated to a high standard , with underfloor heating and double glazing, the apartment includes a fully integrated kitchen with 'Bosch' appliances as well as a modern shower room with large walk in shower unit. A separate utility room and spacious double bedroom with a fitted walk in wardrobe. This apartment comes with a car parking space.

### **Communal Entrance**

With security entrance, and secure door entry phone system.

### **Private Entrance Hall**

With access to all rooms.

### **Lounge 23'4" x 11'4" (both max) (7.11 x 3.46 (both max))**

With a wide double glazed side panel to a paved patio enjoying a southerly aspect. T.V and telephone connections, two pendant lights, underfloor heating.

### **Fitted Kitchen 7'10" x 7'9" (both average) (2.40 x 2.36 (both average))**

With a fully fitted range of base and wall kitchen units in a white laminate finish with contrasting dark worktop surfaces and light grey fully tiled floor. Integrated fittings by 'Bosch' include an induction hob with splashback stainless steel extractor over. Raised electric oven, integrated fridge/freezer and dishwasher. Stainless steel sink unit under and front aspect window, underfloor heating.

### **Utility Room 6'10" x 5'3" (2.09 x 1.61)**

Housing a 'Vent Axia' air circulator and 'Gledhill' water and heating system. Recess for a washing machine and ample space for coats and general storage.

### **Bedroom 13'9" x 9'8" (4.18 x 2.95)**

With front aspect window, t.v and telephone connection, underfloor heating. Large walk in wardrobe with ample hanging and storage space, underfloor heating.

### **Shower Room 7'2" x 6'9" (2.19 x 2.06)**

Having a modern suite in white to include a large and level 'walk in' shower enclosure and thermostatic shower control. Vanity cupboards to one wall with integrated wash hand basin with large mirror over and integrated w.c. Tiled floor and part tiled walls, electric towel radiator.

### **Outside**

To the front is a paved patio area enjoying a sunny southerly outlook. Communal outdoor landscaped gardens with ample seating areas. Included with this apartment is a PARKING SPACE for 1 car.

### **Council Tax**

Band D

### **Energy Performance Certificate**

Band B

### **General**

A monthly service charge allows for the following services:

Use of communal Lounge

24 hour emergency call out system.

Water, electricity and maintenance of communal

area and garden.

Buildings Insurance.

It is a condition that residents meet the minimum age requirement of 60 years or over.

### **Lease**

999 years from 2018 and with Ground Rent of £425.00 PA

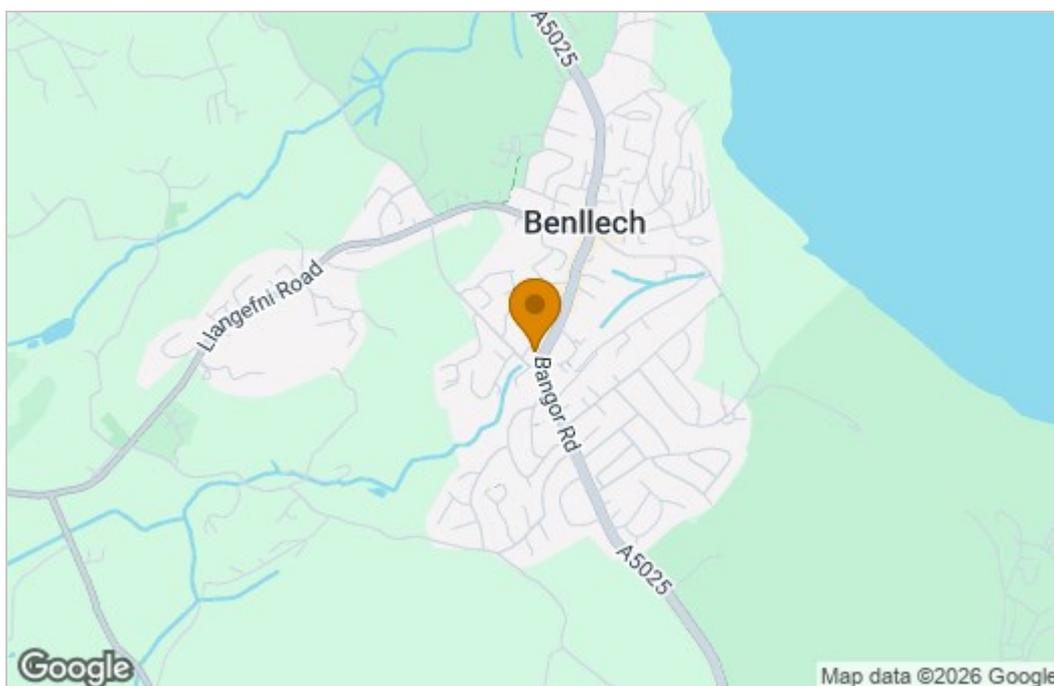
Service Charge around £263.00 per month.

### **Viewing**

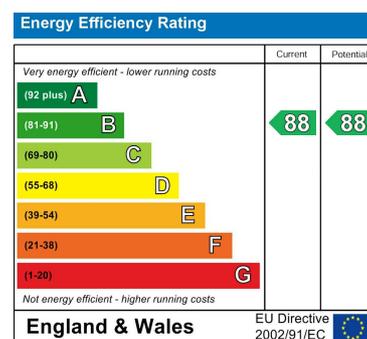
Please call Dafydd or Non to arrange to view. Egerton Estates, Benllech 01248 852177

## Floor Plan

## Area Map



## Energy Efficiency Graph



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