EGERTON ESTATES

Bwlch

, Tynygongl, LL74 8RG

Offers In The Region Of £249,950

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Spacious Hall
10'2" x 7'11" (3.11 x 2.42)
With hardwood front door, laminate flooring, radiator. This room could be utilised as a small study.

Kitchen
9'6" x 9'6" (2.92 x 2.91)
With a range of base and wall units in a medium oak style finish with contrasting worktop surfaces with tiled surround. Recess for an electric cooker with a concealed extractor over, recess for a washing machine, stainless steel sink unit with monobloc tap, wall cupboard. Through access to:

Living Room
19'8" x 11'7" (6.00 x 3.55)
A spacious living area with timber laminate flooring, former fireplace opening, large radiator and 'Herschel' infrared room heater, t.v and telephone connection, cupboard with shelving over and alcove with shelving, space for a dining table. Double opening doors to:

Conservatory
10'9" x 9'0" (3.28 x 2.75)
With a double glazed surround to three sides enjoying a quiet and peaceful outlook over the rear garden. Laminated floor covering, outside door.

Inner Hall
With hatch to roof space.

Bedroom One
16'11" x 9'2" (5.17 x 2.81)
A spacious double bedroom with two front aspect windows, radiator and 'Herschel' infrared room heater. Spacious walk-in wardrobe with shelving.

Bedroom Two
10'9" x 8'7" (3.29 x 2.64)
With radiator.

Bathroom
8'7" x 5'4" (2.64 x 1.63)
Having a white suite comprising a panelled bath with 'Mira' electric shower over. Wash basin with shaver point over, w.c, radiator, wall cabinet, part tiled walls.

Outside
Access off the private lane leads to a concreted parking area for 2 cars (lengthwise) and giving access to the attached garage.
A special feature of Tryfan is the large rear garden which backs onto farmland and enjoys a most peaceful and rural outlook. Adjoining the conservatory is a full width paved patio, with adjoining raised flower beds, and also access to an outdoor w.c as well as the garage. The majority of the garden is laid to lawn, with established hedges and several mature trees. Included is an old caravan and timber shed.

Garage
14'9" x 9'7" (4.50 x 2.93)
With both front access door and rear personal door, wall shelving, power and light. 'Worcester' oil fired central heating boiler. Lean-to store.

Services
Mains water and electricity, private drainage.
Oil fired central heating.
'Herschel' electric secondary heating.

Council Tax
Band D

Tel: 01248 852177

Energy Performance Certificate
Band E

Tenure
Understood to be freehold and this will be confirmed by the vendor's conveyancer.

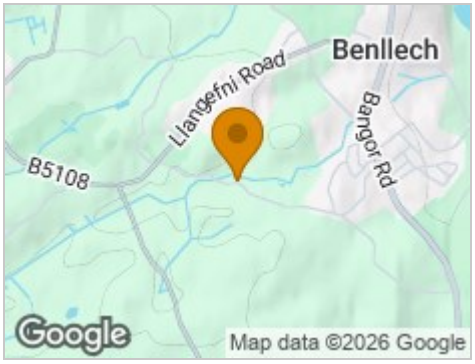
Directions
Take the B5108 from Benllech towards Brynteg. At the Sandbanks Lodge Park, take the left turn signposted Bwlch and follow this lane until you reach a small group of houses. You will then see a small unadopted lane on the left. Take this lane and travel along until you reach the property on the right hand side.

Agents Notes
The garden photographs are how the garden was, it is now in need of care and attention.

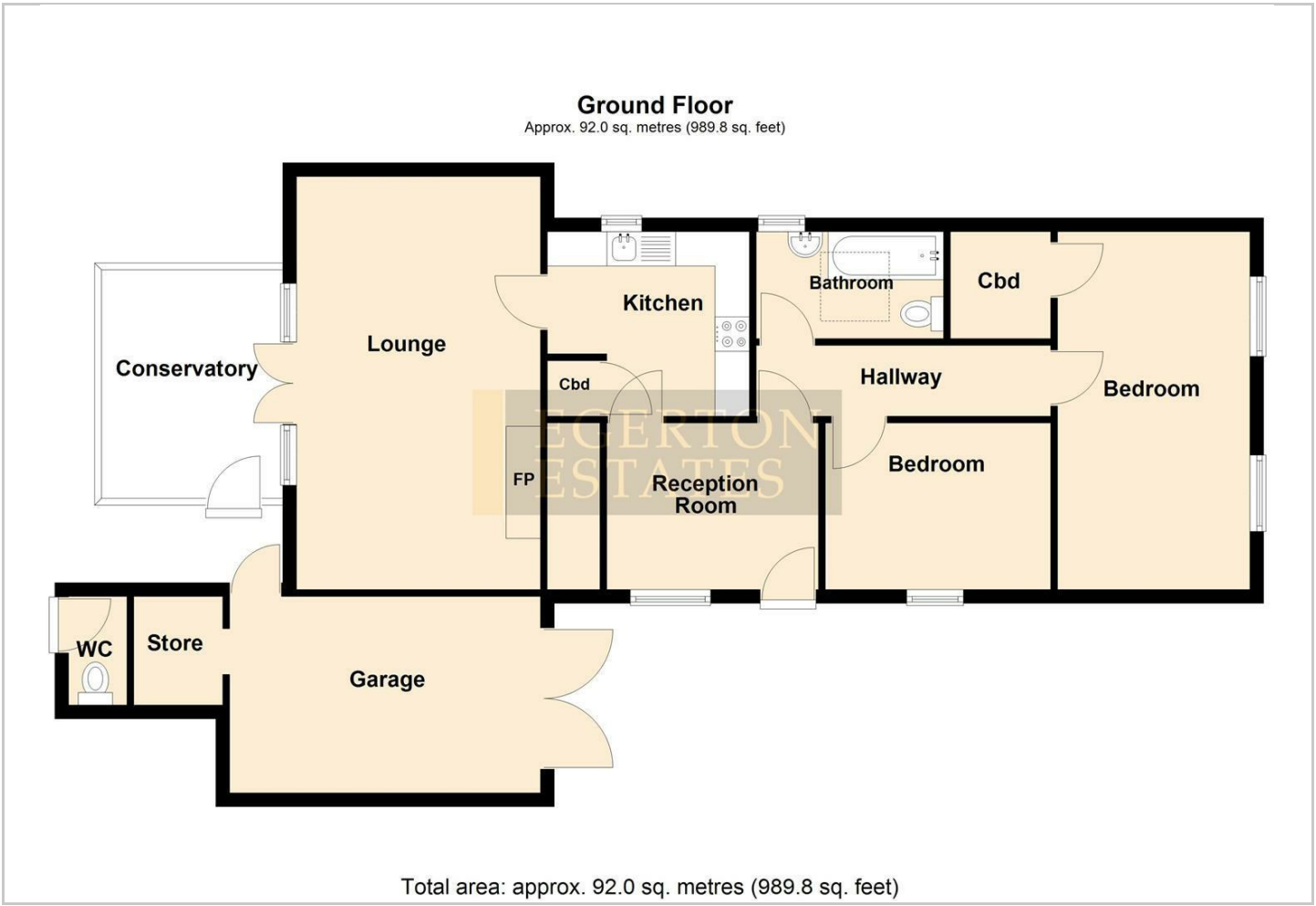
Road Map

Hybrid Map

Terrain Map



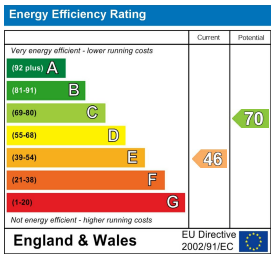
Floor Plan



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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The Property Centre, Padworth House, Benllech, Anglesey, LL74 8TF
Tel: 01248 852177 Email: enquiries@egerton-estates.co.uk https://www.egerton-estates.co.uk