

**77 Lon Gogarth, Tyn-Y-Gongl, LL74 8TA**

**£350,000**

A delightful detached bungalow in a 'turnkey' condition having undergone substantial renovation in 2024/25. Enjoying a quiet position at the end of a small cul de sac, the property's garden extends down to a small stream with a timber patio built over to enjoy a peaceful and quiet space surrounded in nature.

The two bedroom accommodation has undergone extensive renovation to include; newly fitted kitchen and bathroom fittings, rewiring, new plumbing and a modern electric radiator heating system. The whole has been newly decorated with modern features, replacement internal doors and floorcovering.

Well worthy of inspection. And sold with no onward chain.

## Porch

With composite double glazed front door and side panel, tiled floor, coat hanging area. Oak style half glazed inner door to:

## Reception Hall

With shelved cupboard, radiator, timber floor covering and timber panelled walls.

## Living Room 16'11" x 12'5" (5.17 x 3.79)

Recently upgraded with a new full width front window giving good natural daylight. Newly installed 'Conturo' wood burning stove on a slate effect hearth. Feature brick finish to one wall, coved ceiling with radiator under rear window., timber floor covering , wall mounted t.v connection., telephone point.

## Open Plan Kitchen/Dining Room

With the dining area forming an extension of the kitchen, with a timber floor covering and enjoying a quiet outlook over the rear garden.

## Kitchen Area 12'4" x 7'11" (3.78 x 2.42)

Having a newly installed range of base and walls units in a sage green timber finish with timber worktop surfaces and upstands. Integrated appliances include a 'Bosch' ceramic hob with a clear backsplash exposing exposed brickwork to the wall and with a 'Smeg' extractor over. 'AEG' eye level oven with fitted microwave over. Integrated dishwasher , and recess for the washing machine. 1.5 bowl sink unit , wall shelf, ceiling downlights, radiator. Wide opening to:

## Dining Room 13'3" x 6'3" (4.04 x 1.91)

With a wide corner window overlooking the rear garden, and composite double glazed outside door to the patio. Ceiling down lights, radiator; internal door to the garage.

## Bedroom One 11'11" x 10'11" (3.65 x 3.33)

With wide rear aspect window overlooking the rear garden. Decorative edging to one wall with wall lights, contemporary three door light oak style fitted wardrobe incorporating a wall mirror, radiator.

## Bedroom Two 10'9" x 8'10" (3.30 x 2.71)

With wide front aspect window, attractive half timber panelling to one wall, light oak style fitted wardrobe with central mirror, radiator.

## Bathroom 8'10" x 6'4" (2.70 x 1.94)

Having a newly fitted four piece suite in white comprising a panelled bath, shower enclosure with glazed door and twin head thermostatic shower control; vanity unit with storage cupboards and incorporating a wash basin and w.c. Tall towel radiator, fully and contrasting wall tiles; ceiling downlights.

## Outside

Situated at the end of a very small cul de sac, a brick paved drive gives off road parking for two cars and leads to the attached garage. The brick pathway extends to the front of the bungalow with an extended area to provide a patio. To the front there is a low maintenance slate gravelled garden area with shrubs and trees.

The main garden is found to the rear and riverside of the property with a recently paved patio adjacent to the dining room being a peaceful and private area to sit outside to enjoy the sunny south westerly aspect. There is a well fenced gently sloping lawned garden with various bushes, and covered storage area, as well as an external power point, light and tap.

One of the main features of Hafan Y Nant is the newly built and spacious (4.4m x 3.7m) timber deck patio that extends over a small stream and incorporates a Sycamore tree. This is a quiet and private area and perfect spot to enjoy the wildlife around the stream, including red squirrels in the nearby trees.. the remainder of the sloping gardens which extend down to the stream are purposefully left natural with numerous shrubs and trees.

## Garage 18'10" x 8'5" (5.75 x 2.59)

With power and light.

## Services

Mains Water, drainage and electricity.

Modern Electric Heating (2024)

Pvc double glazed windows, composite external doors and pvc fascia boards.

## Tenure

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

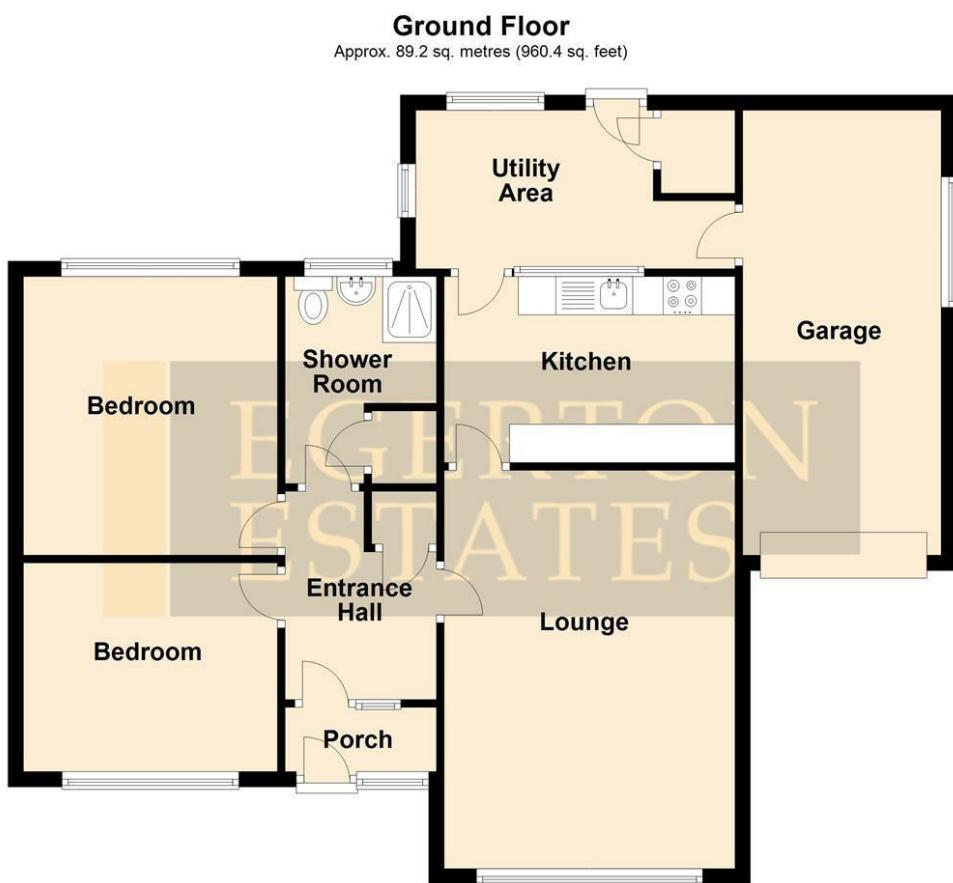
## Council Tax Band

Band D

## Energy Performance

Band F

## Floor Plan

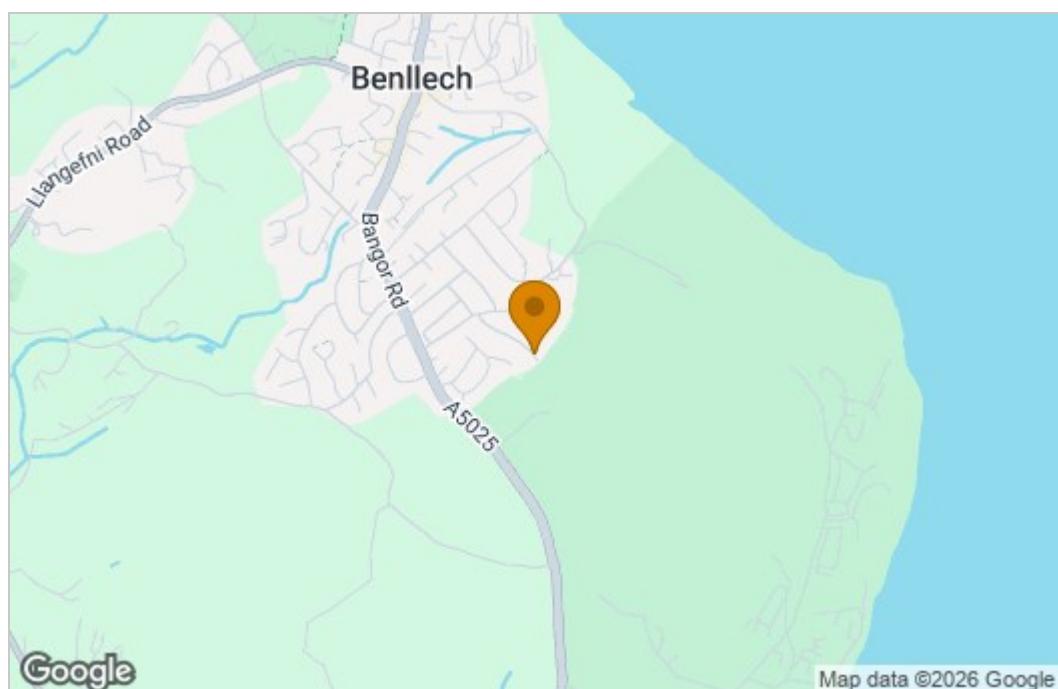


Total area: approx. 89.2 sq. metres (960.4 sq. feet)

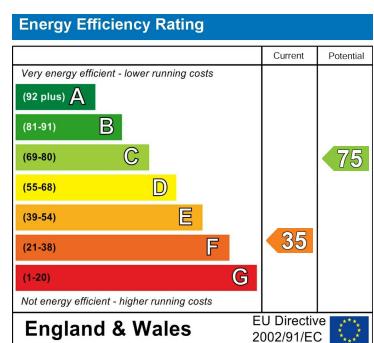
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

**77 Ion Gogarth, Benllech**

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.