EGERTON ESTATES









12A Bay View Court, Benllech, LL74 8PU

Offers In The Region Of £299,000

A spacious and beautifully presented first-floor apartment, enjoying panoramic beach and sea views across Benllech beach and Red Wharf Bay towards Llanddona Headland. Completed in 2017, the property offers contemporary accommodation comprising two generous bedrooms, including an en-suite, together with an impressive open-plan living, dining and kitchen area perfectly positioned to take full advantage of the stunning coastal outlook. Modern fittings and finishes include integrated Neff kitchen appliances and underfloor heating throughout. Further benefits include a communal lift, outdoor seating area and BBQ facilities. Offering an attractive lifestyle opportunity or an excellent investment prospect, the apartment has the added advantage of strong and established holiday letting history and excellent rental returns.

Communal Hall
With both stairs and Lift to the first floor.

Entrance Hallway
Giving access to all rooms and with a cupboard housing the hot water cylinder.

Living, Dining; kitchen 19'0" x 14'11" (5.81 x 4.55)
With the living area to the front having a wide bay window framing the views over Benllech beach and Red Wharf Bay.
The modern and well equipped kitchen is situated to the rear of this room and has a range of base and wall units in an Oyster style finish with contrasting worktops and upstands. Fittings by Neff include a ceramic hob with splashback and extractor as well as an oven under. Neff dishwasher and high level fridge/freezer.

Principal Bedroom 1 16'1" into bay x 13'7" (4.91 into bay x 4.16)
Having a near full width rear bay window giving good natural daylight

En-Suite
With a contemporary suite comprising of a spacious shower enclosure with glazed doors, wash basin and WC. Underfloor heating and towel radiator.

Bedroom 2 12'2" max x 11'3" max (3.72 max x 3.45 max)
Presently utilised as a twin room.

Bathroom
Again with a modern suite comprising of a panelled bath with Mira shower over and glazed shower screen. Wash basin and WC.

Outside
An important feature of Bay View Court is the security it provides with a coded mechanical access gate off Beach Road and further security doors into the Apartments. There is an allocated parking space for 1 car provided, together with a visitor parking area. In addition there is a communal outdoor seating and BBQ area.

Services
Mains water, drainage and electricity.
Electric underfloor heating

Tenure
The property is Leasehold with a period of 250 years from 2017.
Annual ground rent of £300 per annum and service charge of £1350 (2026). Please ask for confirmation.

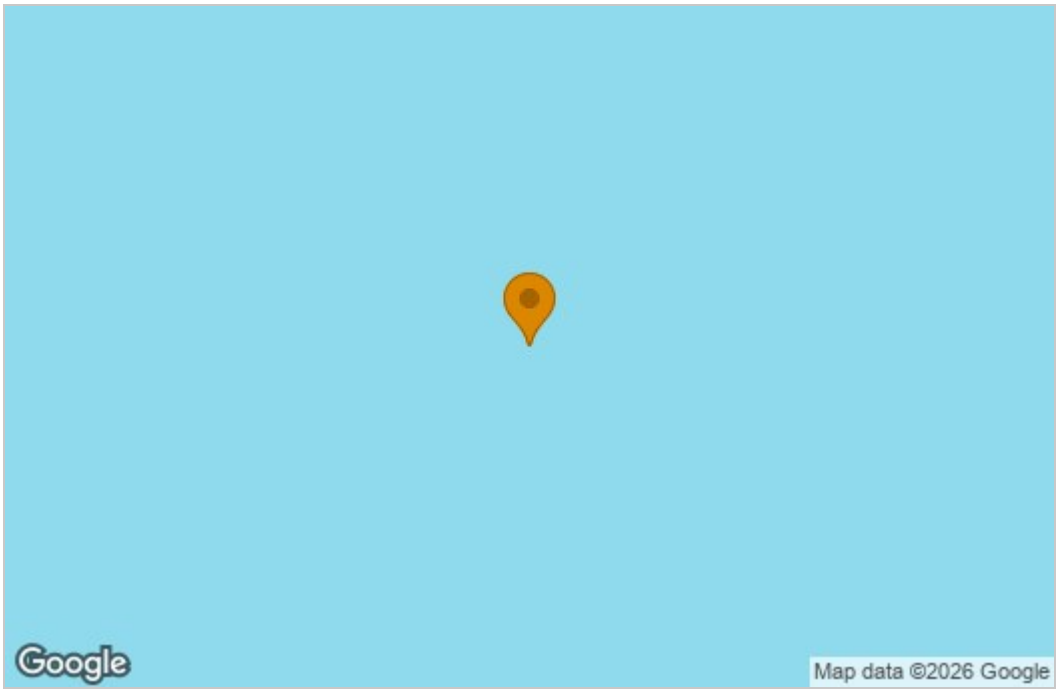
Council / Rates
Rateable Value of £tbc

In consideration that the Apartment has successfully achieved over 182 days as a holiday let, no Rates are payable under the Small Business Relief Scheme.

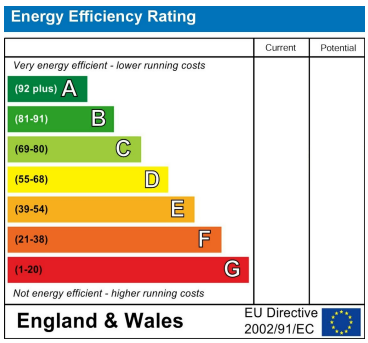
Agents Notes
The Apartment is presently a successfully holiday let and is available as a going concern if required with onward bookings. Contents are also available by negotiation.
It is understood that current gross income is in the region of £26,000 per annum giving an excellent return on investment.

Floor Plan

Area Map



Energy Efficiency Graph



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