



27 Breeze Hill

, Benllech, LL74 8UB

Offers In The Region Of £395,000



A spacious detached and extended family home situated in this established and popular area within the village, being a short walk to village amenities and Benllech's renowned beach. having two conservatory style extensions , The modernised three bedroom accommodation has a recently installed kitchen and two bathrooms, as well as having pvc double glazed windows, doors and pvc fascia boards and oil central heating. It has a spacious plot to give off road parking for several cars as well as a garage, while there are sea views from several rooms and rear garden. Well worthy of inspections and sold with no onward chain.



Entrance Porch

With double glazed outside door and double opening pvc double glazed door to the living area. Tiled floor, internal door to the garage.

Living/Dining 20'4" x 11'0" plus 9'11" x 7'2" (6.19 x 3.35 plus 3.02 x 2.19)

Being 'L' shaped in an open plan. A naturally light room with dual aspect windows to include a large front bay window as well as double opening outside doors to the side. Feature inglenook fireplace with multi-fuel stove on a slate hearth and polished timber lintel over. Two pendant lights, two radiators, t.v connection. Inner hallway with further radiator.

Kitchen/Breakfast Room 16'7" x 9'2" (average) (5.06 x 2.79 (average))

Being a modern range of base and wall units in a white laminated finish with contrasting timber worktop surfaces and tiled surround. Ceramic hob with chrome extractor over and oven under, stainless steel sink unit under a side aspect window, tiled floor, ceiling downlights and timber staircase to the first floor. Radiator.

Lobby to:

Utility Conservatory 11'2" x 6'5" (3.40 x 1.95)

With double glazed surround to two sides and outside door to the rear garden. Tiled floor.

Bedroom One 14'8" x 10'0" (4.47 x 3.04)

With side aspect window with radiator under.

Bathroom 6'8" x 5'7" (2.02 x 1.69)

With a recently fitted suite in white comprising a 'P' shaped bath with thermostatic shower over and curved shower screen. Wall mounted wash basin in a contrasting vanity unit, w.c. Fully tiled walls and floor, ceiling downlights.

Bedroom Two 10'11" x 9'11" (3.33 x 3.03)

With radiator, side window and double glazed door to:

Conservatory 8'8" x 7'5" (2.64 x 2.27)

With double glazed surround to three sides giving fine distant sea and headland views, double glazed door to the rear garden.

First Floor Landing

Bedroom Three 11'8" x 8'9" (3.55 x 2.66)

With gable window to enjoy fine sea and headland views towards the Great Orme. Radiator, built in wardrobe.

Shower Room 8'3" x 5'9" (2.51 x 1.74)

Having a glazed shower cubicle with electric shower control, Wash basin, w.c radiator, tiled walls.

Office 9'2" x 8'7" (2.79 x 2.61)

With good headroom, power and light, eaves storage.

Outside

A tarmacadam drive off Breeze Hill leads to an attached garage. This drive not only gives off road parking but access to a very large paved area to the front which gives parking for several vehicles, with garden shed. Access to either side leads to the rear garden which is found on two levels. The lower level has two paved patio areas and a small lawn, while the upper sloping lawn garden gives fine sea views.

Garage 16'4" x 8'4" (4.97 x 2.53)

Now used as a utility and storage area, with plumbing for a washing machine, space for a dryer and 'Worcester' central heating boiler. Front up and over door, ample power points and light.

Services

Mains water, drainage and electricity.
oil fired central heating.
Multi-fuel stove in Lounge.

Tenure

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

Council Tax Band

Band E

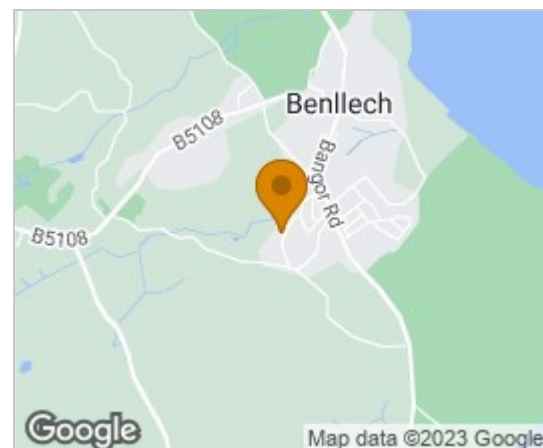
Energy Performance Certification

Band E

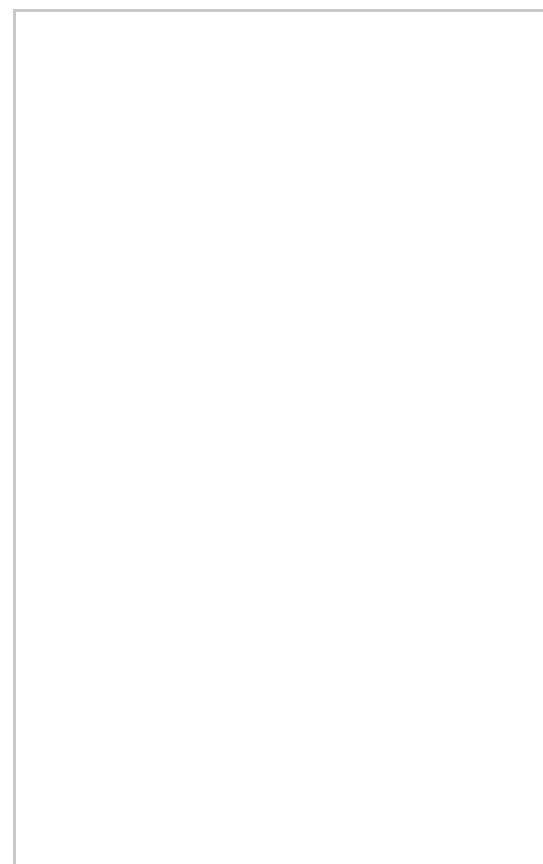
Viewing

Strictly by appointment with the agent. Egerton Estates 01248 852177

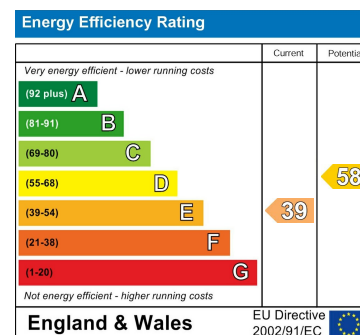
Area Map



Floor Plans



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>