

# EGERTON ESTATES



## **Drws Y Coed , Benllech, LL74 8RG** **Offers In The Region Of £485,000**

A very spacious detached family residence, situated in a semi rural area and having the feature of a large garden of just under one acre. Situated just over a mile to the seaside village of Benllech, Drws y Coed gives the perfect blend of privacy and accessibility. The accommodation provides for two reception rooms, a conservatory, three bedrooms and two bathrooms. It has ample off road parking as well as two very large garages, one previously large enough to be used as a boat shed. The gardens are a real feature enjoying a sunny southerly aspect, having both a Garden Room as well as a garden tool store.

Well worth viewing to appreciate the private location and size of both the property and grounds.

### Entrance Porch

With double glazed door and side panel. slate flagged floor. Inner door to:

### Entrance Hall 12'5" x 7'6" (3.80 x 2.31)

A spacious reception area with timber panelled ceiling, fibre internet connection, radiator, staircase to first floor.

### Living/Dining Room 16'11" x 23'1" (both max) (5.18 x 7.05 (both max))



A naturally light room with a wide front window as well as a patio door overlooking the rear garden and giving access to the rear patio area. Stone surround housing a multi-fuel boiler stove on a stone hearth, timber ceiling, three radiators, t.v connection. Patio doors through to:

### Conservatory 12'10" x 7'9" (3.92 x 2.37)



With a double glazed surround to three sides enjoying a quiet outlook over the gardens, timber laminate flooring.

### Kitchen 12'9" x 9'6" (3.89 x 2.92)



Having a range of base and floor units in a light cream laminate finish with contrasting worktop surfaces and tiled surround. Recess for a gas cooker with extractor over and recess for a fridge and dishwasher. Solid timber flooring and painted timber ceiling. Radiator and towel radiator.

### Utility Room 9'9" x 6'9" (2.98 x 2.08)



With worktop surfaces with space under for the washing machine, oil fired central heating boiler, room for a freezer and ample coat hanging space. Understairs pantry and door to the rear garden.

### Inner Hall

With laminate flooring, radiator, double opening doors to the car port garage. Spacious walk-in storage cupboard.

### Sitting Room 19'10" x 10'5" (6.05 x 3.19)

With two radiators, wall mounting for a t.v, front aspect windows.

**Study/Bedroom Four 11'8" x 7'6" (3.58 x 2.30)**



With laminate flooring, rear aspect window with radiator under.

**Shower Room, 6'9" x 4'11" (2.08 x 1.50)**



With fully tiled walls and floor, and housing a corner shower enclosure with glazed door and thermostatic shower control. Wash basin, w.c. towel radiator.

**First Floor Landing**

**Bedroom One 12'10" x 11'2" (3.93 x 3.41)**



Having a wide rear aspect window enjoying a delightful rural aspect over the rear garden and with distant mountain views. Radiator.

**Bedroom Two 14'8" x 9'10" (4.49 x 3.01)**



With front aspect window with woodland views and radiator under.

**Bedroom Three 11'8" x 9'11" (3.56 x 3.04)**



With front aspect window with woodland outlook, radiator.

### Bathroom 9'9" x 8'6" (2.98 x 2.61)



Having a white suite comprising of a 'Jacuzzi' style bath with electric shower over, wash basin with large mirror over, w.c. Fully tiled walls, airing cupboard, towel radiator.

### Outside

Secure double gates give access off the lane to a spacious gravelled parking area for several cars, and with access to both the car port style garage as well as the large detached garage/boat house.

A feature of Drws Y Coed are the very extensive gardens extending to just under an acre, being found mostly to the rear and enjoying a sunny, southerly outlook and also a good amount of privacy. The gardens are mostly lawn and with a good selection of trees to include fruit trees as well as numerous shrubs, bushes and flowers with a rockery gardens. To the immediate rear of the living room is a paved patio and pathway to a Summer House (6.25 x 5.27) with double glazed frontage. In addition, there is a timber built garden shed and log store

### Car Port Garage 26'2" x 16'4" (8.00 x 5.00)



With a front electric roller door and side door, together with a door to the rear garden and internal door to the house. Power provided.

### Main Garage/Boat Store 25'3" x 20'8" (+15'1" x 12'5") (7.7 x 6.3 (+4.6 x 3.8))

With commercial height double opening doors to allow access for a commercial vehicle or boat. Built of stone under a recovered roof, this garage has power and light, lending itself to be a useful workshop and with woodburning stove for heating, and outside tap.

### Services

Mains Water and electricity. private drainage.  
Oil fired central heating.

### Tenure

The property is understood to be freehold and this will be confirmed by the vendor's conveyancer.

### Council Tax

Band D

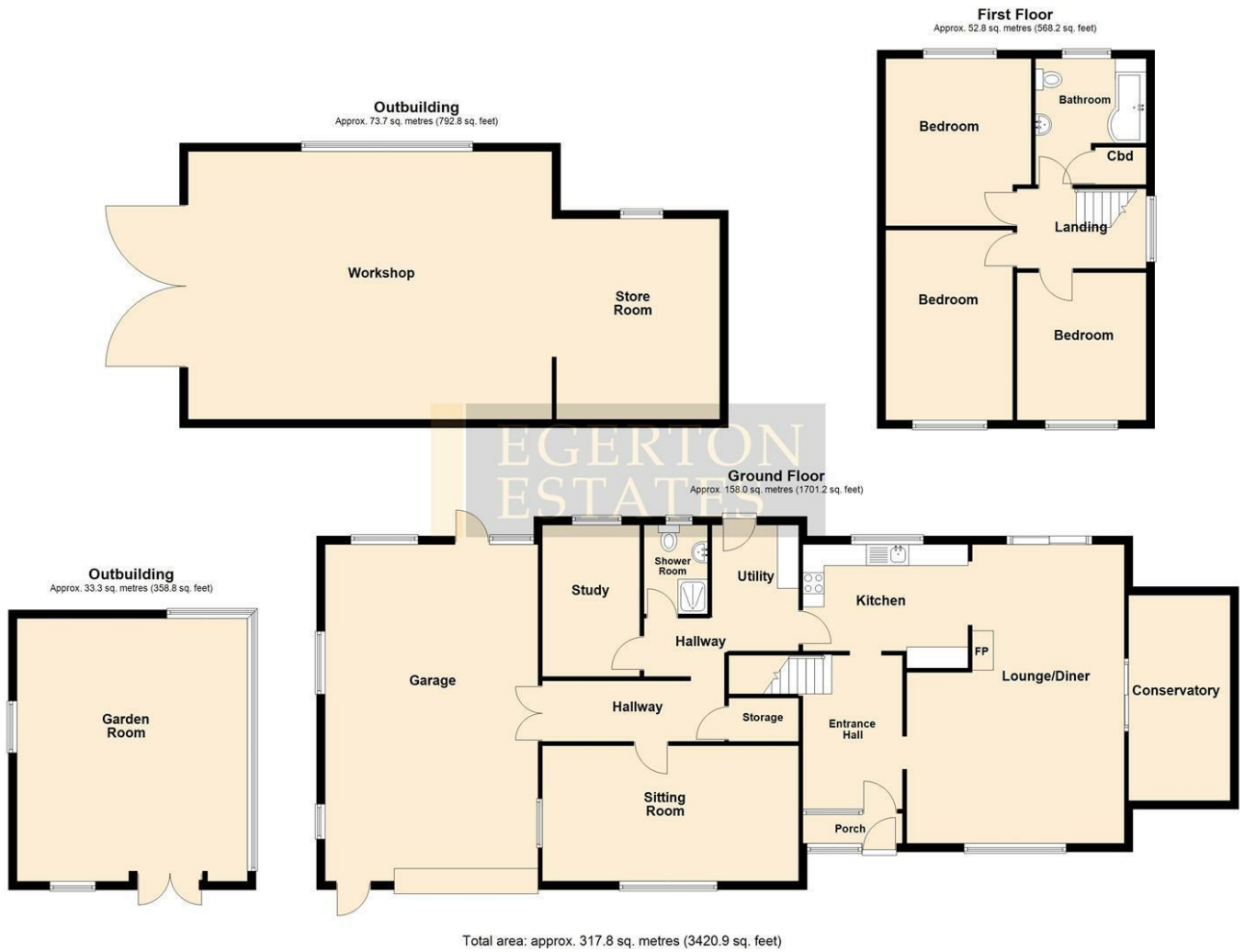
### Energy Performance

Band D

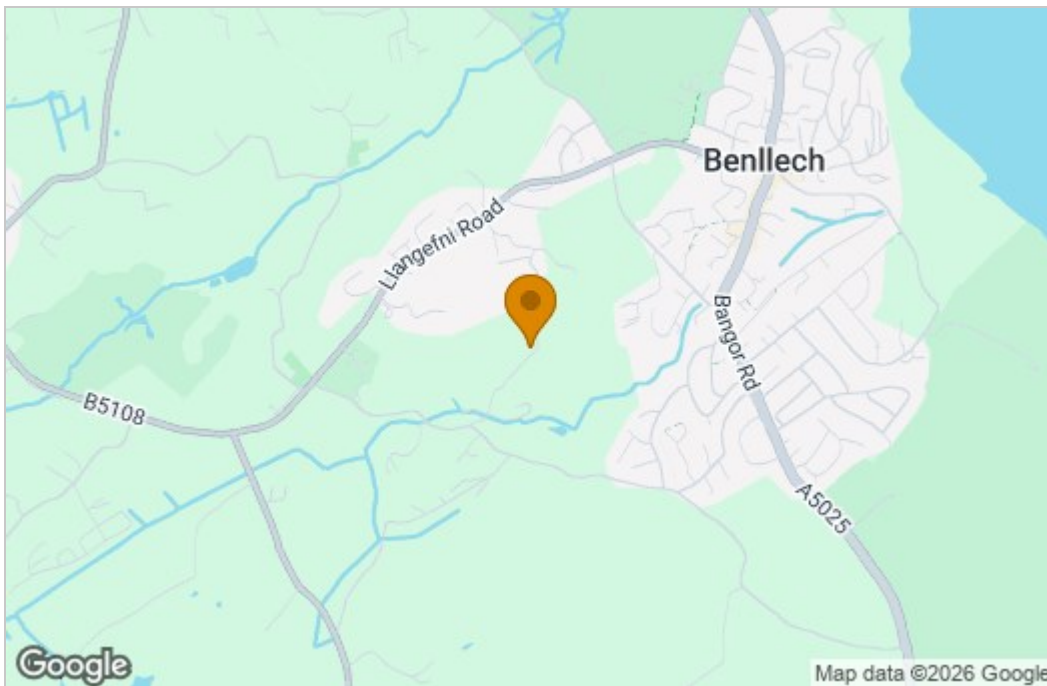
### Directions

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.

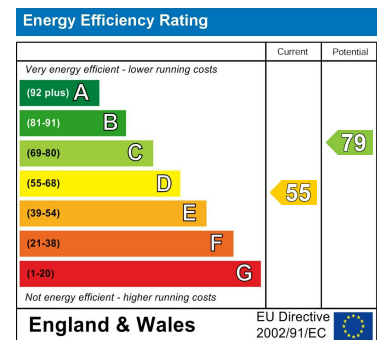
# Floor Plan



# Area Map



# Energy Efficiency Graph



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