

# EGERTON ESTATES



## 16 Bryn Siriol, Benllech, LL74 8TZ Asking Price £249,950

LOWER RUNNING COSTS! A welcoming detached two bedroom bungalow, ideal for retirement as it is centrally located within the seaside village of Benllech, close to a range of village amenities including, the Health Centre, Co-Op, Pet Shop, Chemist, Spar and much more. A huge bonus is the recent installation of a Heat Source Pump, Solar Panels, Inverter and Battery, which means that the running of the bungalow is considerably cheaper than oil or gas central heating. And scores very highly on other insulation features. The bungalow provides for two bedrooms, a spacious lounge with sea views and kitchen/dining room. In addition there is a near full length conservatory to the rear enjoying a sunny southerly aspect and access to the workshop/garage with a lovingly planted garden/patio area to the rear.

## **Open Porch**

With pvc double glazed entrance door and overhead light.

## **Entrance Hall**

Giving access to the principal rooms with radiator, hatch to the insulated and part floored attic space.

## **Lounge 17'11" x 11'2" (5.47 x 3.41)**

With a very wide front aspect window letting in bright natural daylight with some distant sea and headland views. Just to remind you how near you are to the beach! A modern style fireplace surround with marble style inlay and fitted electric convector heater. Two electric radiators, t.v and telephone connection.

## **Kitchen/Diner 15'5" x 8'7" (4.71 x 2.63)**

With a good range of base and wall units in a light timber finish with contrasting worktop surfaces and tiled surround. Integral eye level oven, ceramic hob with extractor hood over. Recess for a washing machine and stainless steel sink unit under a front aspect window. Further larder style recess with shelving. Dining area with radiator and double glazed external door.

## **Bedroom One 11'5" x 9'11" (3.49 x 3.03)**

With rear aspect window with radiator under. Telephone connection.

## **Bedroom Two 9'11" x 9'5" (3.03 x 2.88)**

With radiator, double glazed rear door to:

## **Conservatory 19'4" x 9'5" (5.90 x 2.88)**

With full length double glazed rear windows and doors enjoying a private outlook over the lovingly planted rear garden. Radiator, internal door to the garage/store housing the Air Source Heat pump, Solar Battery and Inverter.

## **Shower Room 6'4" x 5'6" (1.94 x 1.69)**

Having been refitted and with fully tiled walls. Corner shower enclosure with glazed door and thermostatic shower control. Wash basin, w.c. tall chrome towel radiator and further radiator.

## **Outside**

Enjoying a very convenient position on the cul de sac, front access leads to off road parking for 1 to 2 cars. To the front is a gravelled area for ease of maintenance with flower borders and established shrubs. A section of the former side access has been adapted as a patio area and leads to the former garage, now utilised as a store/shed. To the rear is a charming cottage style garden, beautifully planted to boast a mass of colourful flowers, shrubs and perennials, with the obligatory Palm tree.

## **Former Garage 16'6" x 8'9" (5.05 x 2.68)**

With the front closed except for a double glazed entrance door. This area is now utilised for storage

with shelving as well as housing the newly installed Heat Pump and Solar Battery.

## **Services**

Mains water, drainage and electricity.

Air Source Heat Pump Central Heating, Roof Top Solar Panels.

## **Tenure**

Understood to be Freehold, which will be confirmed by the vendor's conveyancer.

## **Energy Performance Certificate**

Band B (89/99)

## **Council Tax Band**

Band D

## **Viewing**

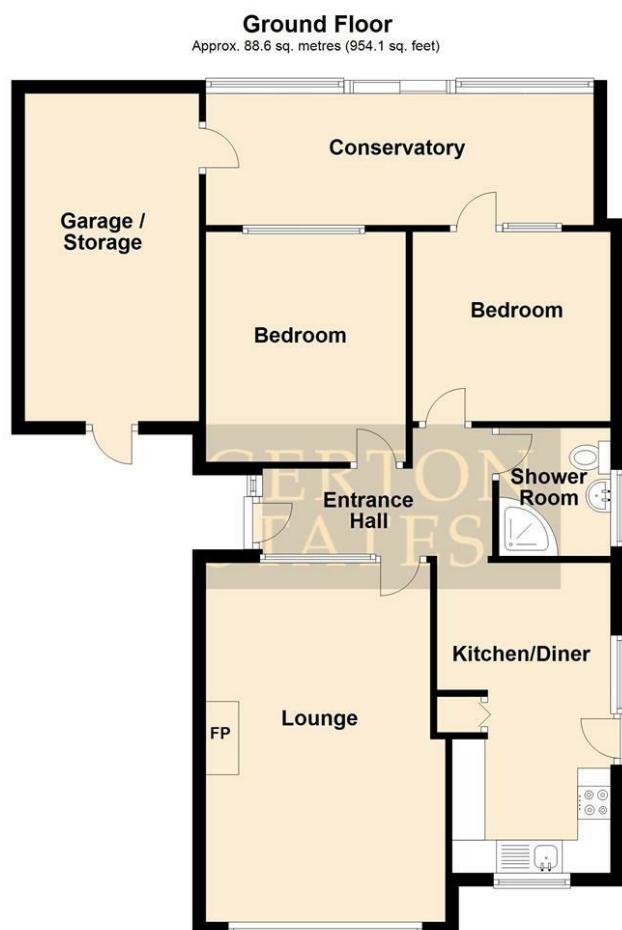
By appointment with the agent. Egerton Estates Benllech. 01248 852177

## **Vendors Note**

My Air Source Heat Pump (installed 2021) is 7.5kw. I receive quarterly payments. The first was for £233.23 and the last one August '23 was £273.42. These will continue for 7 years from the date of installation. I have 10 solar panels, installed 26/04/2023 including a battery for power storage. On the 30th of October the system was in credit to the tune of £534.03. Payments from the Grid will begin now that I have registered.

All these benefits will be transferred over to the new owner.

## Floor Plan

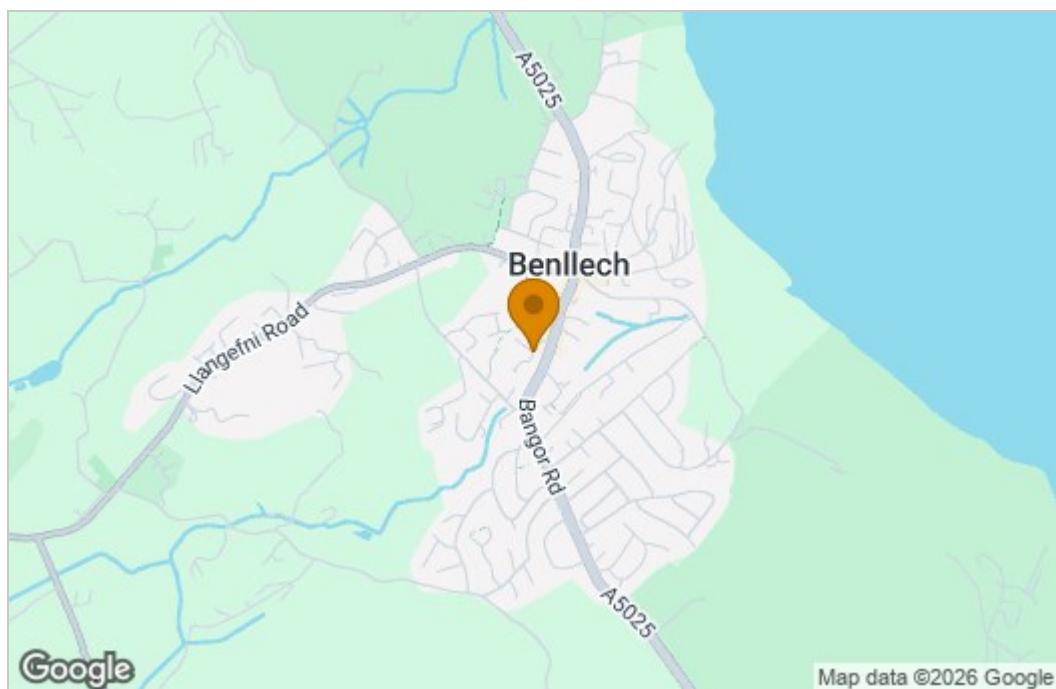


Total area: approx. 88.6 sq. metres (954.1 sq. feet)

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.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	99	
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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