

EGERTON ESTATES



18 Stad Minffordd, Benllech, LL74 8QG

Offers In The Region Of £325,000

A significantly improved detached two bedroom bungalow, in "turn key" condition, situated on a small cul de sac within the seaside village of Benllech, considered convenient for the local shops and amenities and a short walk to the village's renowned blue flag beach. Recent improvements have included provision of modern kitchen and bathroom fittings, oak flooring to several rooms together with replacement internal doors and modern programable electric heating system. The bungalow has gardens to front and rear together with a spacious off road parking area leading to an attached Garage. Most worthy of internal inspection and sold with no onward chain.

Vestibule Porch

With pvc double glazed entrance door,

Hallway

With attractive machined oak flooring which extends to the majority of the living rooms. Cloak cupboard and separate storage cupboard. Dimplex electric wall heater, hatch to the roof space.

Lounge 17'5" x 11'11" (5.30 x 3.63)

Having dual aspect windows to give good natural daylight, fireplace opening housing a wood burning stove on a tiled hearth and timber mantle over. Coved ceiling with pendant light and additional wall lights. Dimplex wall heater, tv connection and oak flooring.

Kitchen/Breakfast Room 13'11" x 8'11" (4.24 x 2.72)

Having an extensive range of modern base and wall units in an "off white" finish with contrasting worktop surfaces and tiled surround. Integrated ceramic hob with extractor over and oven under, high level fridge/freezer, dishwasher and recess for a washing machine. Stainless steel sink unit under a rear aspect window. Space for a breakfast table with adjacent Dimplex wall heater, oak flooring.

Lobby/ Porch

Having pvc doors to both the front and rear and internal door to the garage. Quarry tiled floor.

Bedroom One 13'11" x 12'2" (4.24 x 3.71)

With a wide rear aspect window enjoying a private aspect over the rear garden. Dimplex heater.

Bedroom Two 11'11" x 9'2" (3.63 x 2.79)

With wide front aspect window, electric heater.

Bathroom 11'5" x 5'8" (3.50 x 1.73)

Having been upgraded with a suite in white comprising of a "P" shaped bath with Mira twin head electric shower over and glazed shower screen. Wash basin in a vanity unit with modern mirror/light over, WC. Electric towel radiator, tiled floor, Airing cupboard.

Outside

A wide concreted drive gives off road parking for two cars and leads to the attached garage. Low maintenance gravelled front garden with raised flower borders

Private rear garden area, being part lawn and part slate gravelled patio area. External water tap, concealed area for bin storage.

Garage 16'10" x 9'4" (5.12 x 2.84)

With electric front roller door and internal door into the bungalow. Power and light.

Services

Mains water drainage and electricity.

Modern programable Dimplex electric room heaters.

Tenure

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

Energy Performance Certificate

Band D

Council Tax Band

Band D

Viewing

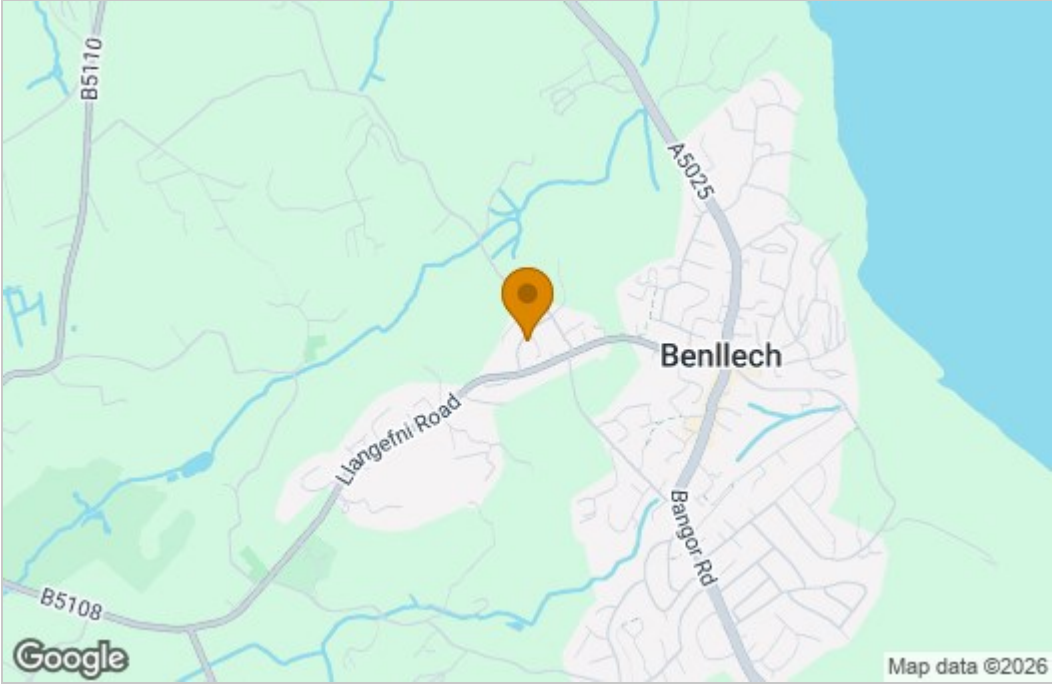
Strictly by appointment with the agent. Egerton Estates Benllech 01248 852177

Floor Plan

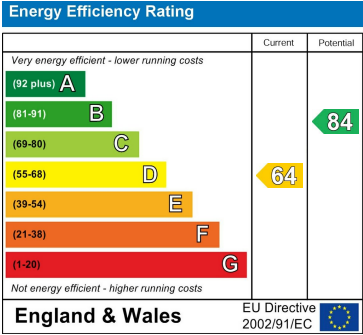


Total area: approx. 96.3 sq. metres (1036.3 sq. feet)

Area Map



Energy Efficiency Graph



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