

Anglesey Property Company

ESTATE AGENTS & VALUERS.

Established 1968.

Benllech Bay, Isle of Anglesey, LL74 8TR.

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Ref:- S/2055

55 MAES LLYDAN,

BENLLECH BAY, ISLE OF ANGLESEY, LL74 8RD.



PRICE – Offers in the region of £250,000

- Quietly located in an attractive cul-de-sac, a detached bungalow with excellent sea and headland views from the rear.
- The accommodation, which would benefit from updating, comprises:- **Ground Floor** – Enclosed Entrance Porch, Spacious Entrance Hall with pull-down ladder to Loft room and Storage areas, Bright Lounge with superb sea and headland views, Kitchen/Breakfast room, Two double Bedrooms, one with built-in wardrobes and superb sea and headland views, Shower room. **First Floor** – This is divided into three areas, two of which are well insulated loft storage spaces. The third area has been fitted out as an additional room with a gable end window and has most recently been used as a Sewing/Hobby room. **Please note** – properties of a similar design in this cul-de-sac have converted the loft to provide 2 bedrooms and a toilet/shower room. This conversion work would be subject to planning permission/building control.
- Upvc double glazed windows and entrance doors.
- Oil central heating from modern boiler housed in a Boiler room accessed from the exterior.
- Wide driveway providing good parking and leading to the integral single Garage with electric roller door.
- Easily maintained gravelled **Front Garden** ideal for tubs etc. Pathways with timber gates to both sides of the bungalow offering access to the **private Rear Garden** which is enclosed by established hedging with good size grassed area. Access to under-house store area.
- Country walks are close by and the property is within walking distance of a bus route, village amenities, a beautiful sandy bay and coastal paths.
- Viewing is recommended to appreciate the lovely views from this bungalow and the wealth of improvement options available.

DIRECTIONS – From Anglesey Property Company turn right onto the A5025 take the second turning right into Breeze Hill then immediately turn left behind the trees/post box. On the right is a single width lane, follow this to the end and from where it widens out take the second turning right and No. 55 is the second property on the right hand side.

VIEWING – Strictly by appointment with Anglesey Property Company.

THE ACCOMMODATION COMPRISES:-

GROUND FLOOR.

Upvc double glazed entrance door and side panel to **ENCLOSED ENTRANCE PORCH** – Obscure glazing to inner door and matching side panel leading to:-



Entrance Hall with pull-down ladder to loft room and storage areas.

ENTRANCE HALL – 18' 2" x 4' 8" - Radiator with shelf above. Built-in cupboard housing the hot water cylinder fitted with an immersion heater. Central heating controls. Central heating thermostat. Access by pull-down ladder to the loft rooms.



Bright Lounge with superb views to the sea and headland.

BRIGHT LOUNGE – 16' x 11' 5" – Tiled surround to fireplace (chimney present but not currently in use). Two radiators. Large upvc double glazed picture window with superb views of the sea and headland. Coved ceiling. Feature arch to recesses on each side of the fireplace.



Kitchen/breakfast room which requires new units.

KITCHEN/BREAKFAST ROOM – 12' 10" x 8' 5" – Inset one and a half bowl, single drainer sink unit with double base unit beneath. Plumbing for automatic washing machine. Double base unit. "Homark" built-under electric oven with electric ceramic hob above. Corner base unit, two drawer base units and single base unit with work surface and wall tiling above. 3 wall units and corner wall unit. Radiator. Two upvc double glazed windows, one overlooking the front garden.

BEDROOM ONE – 15' x 11' 5" – Modern style built-in furniture comprising double wardrobe with frosted glazed panels to the doors, corner wardrobe and three drawer wardrobe plus matching chest of drawers providing good storage space. Radiator. Large upvc double glazed picture window with excellent views of the sea and headland.



Bedroom one with built-in furniture and excellent views of the sea and headland.

BEDROOM TWO - 13' 10" x 10' 7" – Radiator. Integral door to garage. Upvc double glazed window overlooking the front garden.



Bedroom Two with integral access to the garage.

SHOWER ROOM – 6' 8" x 5' 3" plus door recess. Shower enclosure fitted with “Mira Sport” electric shower. Pale colour finish to the toilet and pedestal wash hand basin. Upvc panels in a two-tone design fitted to the walls for ease of maintenance. Upvc double glazed window.



Shower room which would benefit from an updated suite.

FIRST FLOOR

LANDING – Access to the first floor is by a fitted pull-down ladder. The Loft is separated into three areas, a Storage area (1) to the front of the property and a Storage area (2) to the rear of the building both finished with a high level of insulation material.



Access by loft ladder to Landing.



Storage area (1).



Storage area (2).

LOFT ROOM (Area 3) - 11' 5" x 10' 11" - Upvc double glazed gable end window. This room has recently been used as a Sewing/Hobby room. Electric slimline night storage heater. Timber glazed panel door to the Landing.



Loft room recently used as a Sewing/Hobby room.

Subject to planning consent and building control the loft rooms have potential for re-development.

EXTERIOR

Stone wall front boundary and wide entrance to good **DRIVEWAY/PARKING AREA** with access to the Integral Single Garage.



Integral Single Garage with access to Bedroom Two.

INTEGRAL SINGLE GARAGE – 21' 8" x 8' 6" reducing to 7' 4" between pillars – Upvc double glazed side entrance door. Light and power connected. Electric roller door to driveway. Wall shelving. Work Bench with small tool store attached to the wall above. Internal door leading to Bedroom Two.

Behind the garage and accessed from the exterior is the **BOILER HOUSE** – Modern “Worcester Bosch” oil fired central heating boiler.

The **FRONT GARDEN** has been gravelled for ease of maintenance. A pathway off the drive runs along the front elevation of the property and continues down the left hand side to the front entrance door.

The paths to each side of the bungalow are fitted with timber gates and they provide access to the **ENCLOSED PRIVATE REAR GARDEN** – Established hedging providing privacy, good size grassed area.



Enclosed private rear garden with established hedging and good size grassed area.

Small timber door providing access to **Under-house storage**.



Rear Elevation.

Maintenance free oil storage tank for the central heating.

SERVICES – Mains water, electricity and drainage. Oil tank for central heating.

TENURE – Freehold

COUNCIL TAX BAND – D

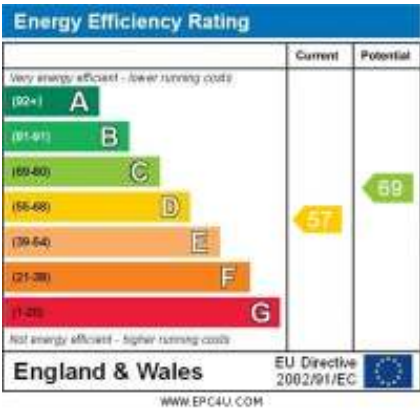
AMENITIES IN BENLLECH – Good range of Shops, Supermarket/Post Office, Medical Centre, Library, Primary school, Sports facilities including bowling green, Community Centre, beautiful sandy bay, coastal paths etc.

NOTE – Anglesey Property Company have not tested any included equipment, oil fired central heating or services mentioned in these sale particulars, purchasers are advised to satisfy themselves as to their working order and condition. Please contact Anglesey Property Company if you require clarification of any point in these sale particulars. Prior to travelling to view the property please contact Anglesey Property Company to ensure that the property is still for sale and to prearrange an appointment. All negotiations are to be conducted through Anglesey Property Company.

FLOOR PLAN



Total area: approx. 147.6 sq. metres (1589.2 sq. feet)



Energy Efficiency Rating.

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