

Anglesey Property Company

ESTATE AGENTS & VALUERS.

Established 1968.

Benllech Bay, Isle of Anglesey, LL74 8TR.

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Ref:- G/2059

“GRAIG BACH”,

BWLCH, NR. BENLLECH, ISLE OF ANGLESEY, LL74 8RF.



Front Elevation and Front Entrance door

PRICE - £225,000

- Delightfully located in this pretty rural hamlet with country outlook to the front, an attractive terraced cottage with parking space and enclosed rear garden.
- The accommodation briefly comprises:- **Ground floor** – Enclosed Entrance Porch, Lounge, Dining room, Open plan feature to Fitted Kitchen with light maple style finish units, integrated electrical appliances and built-under electric oven with ceramic hob above. There is an opening from the Kitchen leading into a upvc double glazed Conservatory which overlooks the private enclosed rear garden.
- **First Floor** – Two Bedrooms and Bathroom with white suite.
- Oil fired central heating.
- Parking space to the front with shrubbery border and ornamental garden lamp (not connected).
- The enclosed Rear Garden offers a patio for “Al Fresco” dining, a variety of shrubbery and hedging providing privacy, paved stepping stones leading to a gravelled area, trees etc. Pedestrian access from the rear garden for taking refuse bins out.
- Garden Storage Shed.
- Bwlch is situated approximately one mile from the popular village of Benllech which offers a good range of amenities, a beautiful sandy beach and coastal footpaths with stunning views. There are also public footpaths in the Bwlch area if you enjoy walking, some of which provide a short cut to Benllech.
- This pretty cottage is deceptive from the exterior and must be viewed to be appreciated.

DIRECTIONS – From Anglesey Property Company turn left onto the A5025, take the first turning left into Lon Pant-y-Cudyn, drive to the end, turn left on to the Llangefni ‘B’ road and drive .6 of a mile. Turn left into Lon Bwlch, drive .3 of a mile into the centre of Bwlch and “Graig Bach” is on the right hand side.

VIEWING – Strictly by appointment with Anglesey Property Company.

AMENITIES IN BENLLECH – Good range of shops, Post Office/Supermarket, Medical Centre, Library, Sports facilities, Community centre, Garage, beautiful sandy beach, coastal paths etc.

THE ACCOMMODATION COMPRISES:-

GROUND FLOOR

Attractive half glazed entrance door to ENCLOSED ENTRANCE PORCH – Quarry tiled floor. Radiator. Built-in shelved cupboard, part of which houses the electric consumer board. Bevelled glazing to panelled door leading into the Lounge.



Lounge with country outlook from bow window.

LOUNGE – 5.12m x 3.32m (16' 9" x 10' 10") maximum measurements – Feature natural stone surround presently in use with an electric fire, tiled and slate hearth. Double panel radiator. Beamed ceiling. Bow window with country outlook. Bevelled glazing to panelled door leading to the Dining room.



Dining room with staircase to the first floor.

DINING ROOM – 3.75m x 3.36m (12' 3" x 11') maximum measurements. Staircase to the first floor. Double panel radiator. Beamed ceiling. Open plan feature and three steps up to the Kitchen.



Fitted Kitchen with light maple style finish to units and integrated appliances.

FITTED KITCHEN – 3.31m x 2.89m (10' 10" x 9' 5") – Attractive light maple style finish to base and wall units comprising – Inset single drainer sink unit with single base unit beneath, corner base unit, drawer base unit and single base unit with complementing work surface and wall tiling above. Integrated freezer and integrated refrigerator. Built-under “AEG” electric oven with “AEG” ceramic Hob and integrated re-circulating cooker hood above. 4 wall units. Plumbing for automatic washing machine. Matching units housing “Boulter” oil fired central heating boiler and larder storage space. Tongue and groove ceiling in pine with inset lighting. Timber single glazed door leading to the side and rear of the property. Opening to the Conservatory.



Opening from the Kitchen to the Conservatory which has access to the garden.

**Upvc double glazed CONSERVATORY – 2.95m x 2.67m (9' 8" x 8' 9") – Door to patio.
Laminate wood effect flooring**



Conservatory with door to patio and established rear garden.

FIRST FLOOR

LANDING



Bedroom one

BEDROOM ONE - 3.49m x 2.76m (11' 5" x 9') – Two built-in wardrobes. Radiator. Pleasant rural outlook.



Bedroom Two overlooking rear garden.

**BEDROOM TWO – 3.34m x 2.37m extending to 2.64m (10' 11" x 7' 9" extending to 8' 8") –
Built-in airing cupboard housing lagged hot water cylinder fitted with immersion heater, central
heating controls. Radiator.**



Bathroom with white suite

Fully Tiled BATHROOM – 2.60m x 1.48m (8' 6" x 4' 10") – white suite comprising – panelled bath with mixer taps/shower attachment, pedestal wash hand basin and toilet. Shaver point. Extractor fan. Radiator.

EXTERIOR



Outlook from the front of the property

PARKING AREA for one vehicle. Border to one side with shrubbery and ornamental garden lamp (not connected).



Patio and attractive private rear garden.

ENCLOSED REAR GARDEN – The side and rear of the property can be accessed from the Kitchen and the Conservatory. Patio for “Al Fresco” dining leading on to paved stepping stones and gravelled area, wide variety of shrubbery providing privacy, established hedging and trees. Pedestrian access from the rear garden for taking refuse bins round to the front. GARDEN STORAGE SHED to the side



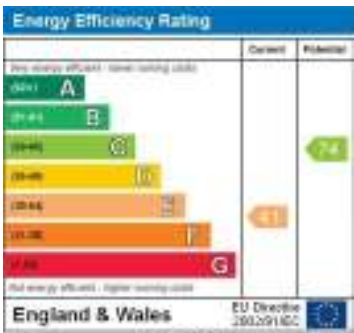
Photograph showing the village road.

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

TENURE – Freehold

COUNCIL TAX BAND – C

FLOOR PLAN



Energy Efficiency Rating

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.