

Anglesey Property Company

ESTATE AGENTS & VALUERS.

Established 1968.

Benllech Bay, Isle of Anglesey, LL74 8TR.

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Ref:- P/2062

“LLWYN HELYG”,

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



PRICE £225,000

- Peacefully located overlooking countryside, a deceptively spacious detached bungalow with garage and good size garden which is bordered by a stream to the rear.
- The bungalow is constructed of rendered reinforced concrete panels under a tiled roof, a later extension built of rendered block/brick under a mineral felt roof, has provided excellent open plan living accommodation for modern day living.
- The accommodation comprises:- Spacious Enclosed Entrance Porch, Entrance Hall, Sitting Room with multi-fuel stove (this room offers potential for conversion to a third bedroom), Open plan Double aspect Lounge/Dining room flowing through to the Fitted Kitchen with built-under electric oven, liquid propane gas 4 burner hob and extractor hood.
- Two Bedrooms and refurbished Shower Room.
- Upvc double glazed sliding patio/French doors offer access to the front and rear gardens from the Lounge and dining area. Upvc double glazed windows and entrance porch door.
- Liquid propane gas central heating from modern combination boiler.
- Upvc cladded fascia boards, barge boards and soffits.
- Driveway providing parking and leading to a detached single Garage and Garden Store. Attached to the gable end of the bungalow is a lean to Storage Shed 13'1" x 7'4"
- The property stands in a good size plot with attractive gardens to the front and rear with lawns, wildlife pond, variety of herbaceous plants, shrubs, cherry tree etc. Private patio's to the front and rear to enjoy "Al Fresco" dining.
- Bwlch is situated approximately one mile from the popular coastal village of Benllech which offers a good range of amenities, a beautiful sandy beach and coastal footpaths.
- Viewing is recommended to appreciate the accommodation and countryside outlook.

AMENITIES IN BENLLECH – Shops, Supermarket/Post Office, Medical Centre, Primary school, Library, Sports facilities, Community centre, Garage, beautiful sandy beach, coastal walks etc.

VIEWING – Strictly by appointment with Anglesey Property Company.

www.angleseyproperty.co.uk

THE ACCOMMODATION COMPRISES:-



Enclosed Entrance Porch

Attractive upvc double glazed door to **SPACIOUS ENCLOSED ENTRANCE PORCH 5' 7" x 5' 7"** – with upvc double glazed windows, ceramic tiled floor and inset ceiling lights. Radiator. Partly glazed door to Entrance Hall.

ENTRANCE HALL – White panelled doors to the Sitting room, Kitchen, Two Bedrooms and Shower room. Built-in storage cupboard housing electric consumer unit (a smart meter has been fitted). Smoke alarm. Flooring in light oak finish. Inset ceiling lights.



Sitting Room with multi-fuel stove.

SITTING ROOM – 13' 3" x 12' 3" – Feature brick recess fitted with multi-fuel stove, tiled hearth. Upvc double glazed window with countryside views. Double panel radiator. Inset ceiling lights. Partly glazed door leading to the Lounge/Dining room. The Sitting room offers potential for conversion into a third bedroom.



Double aspect Lounge/Dining room which is Open plan to the Fitted Kitchen.

DOUBLE ASPECT LOUNGE/DINING ROOM – 22' 3" x 12' 3" – Upvc double glazed sliding door providing access from the Lounge area on to the rear patio and garden beyond with lovely countryside views. Flooring in light oak finish. Double panel radiator and two single panel radiators. Upvc double glazed French door from the dining area leading on to Front patio and garden.

LOUNGE/DINING ROOM (continued) - Inset ceiling lights. The Lounge/Dining room is Open Plan to the Kitchen providing seamless living space.



Fitted Kitchen Open plan to the Lounge/dining room. Cream units and built-under “Bosch” Electric oven with liquid propane gas 4 burner hob and extractor hood.

FITTED KITCHEN – 13’ 1” x 8’ 4” – Cream units with inset one and a half bowl single drainer sink, double base unit beneath, plumbing for dishwasher and washing machine. Two double base units, drawer base unit and bottle rack base unit all with work surface and wall tiling above. “Bosch” built-under electric oven with liquid propane gas 4 burner hob and extractor hood above. “Worcester” liquid propane gas wall mounted combination central heating boiler enclosed in unit to complement the kitchen units. Inset ceiling lights. Radiator. Upvc double glazed window overlooking the front garden. Flooring in light oak finish. White panelled door to the entrance hall.



Bedroom One with built-in mirrored door wardrobes and views to the countryside.

BEDROOM ONE – 12’ 2” x 9’ 2” - Upvc double glazed window with views to the countryside. Radiator. The measurement includes a bank of mirrored door built-in wardrobes.



Bedroom Two.

BEDROOM TWO – 10’ 10” x 7’ 2” - Upvc double glazed window. Access to insulated loft. Radiator.

REFURBISHED TILED SHOWER ROOM – 6’ 9” x 5’ 4” - white suite comprising – spacious shower enclosure with double doors which slide back, attractive contrasting tiling to the main wall, twin shower heads run from the central heating boiler. Anthracite colour to modern furniture including double vanity unit and cistern unit with a one piece counter top and sink unit in white. Toilet. Anthracite colour to the ladder radiator. Upvc double glazed window. Inset ceiling lights, two of which are extractor fans.



Refurbished Shower room with modern furniture

EXTERIOR

Joint entrance providing access to “Llwyn Helyg” and one other bungalow. The tarmac driveway widens out offering a good parking area in the ownership of “Llwyn Helyg” and leading to a detached Garage.

DETACHED SINGLE GARAGE – 17’ x 11’ 2” - Up and over front door. Window. Light and power connected. Adjoining the garage is a **GARDEN STORE**.

Attached to the gable end of the bungalow there is a **LEAN TO STORAGE SHED – 13’1” x 7’ 4”**



Owners photographs taken in July 2025 showing the front patio and part of the garden.

FRONT GARDEN – Pedestrian gate provides access from the driveway to the front entrance door and private paved patio for “Al Fresco” dining and sitting out to enjoy looking across the garden with lawn, variety of herbaceous plants, shrubs, timber trellis arch, cherry tree etc. Double French door from the dining area offers access on to the patio.



The rear garden has lovely views across the stream to countryside beyond. There is a large raised patio, lawn, pond, shrubs, trees and herbaceous plants. One of the rear garden photographs supplied by the owners and taken in July 2025.

ENCLOSED REAR GARDEN – Raised patio to sit and enjoy the countryside views, the patio can be accessed from the lounge via wide sliding patio door. Lawned area with paved stepping stones to wildlife pond. Trees, shrubbery, gravelled area behind the garage etc.

TENURE – Freehold

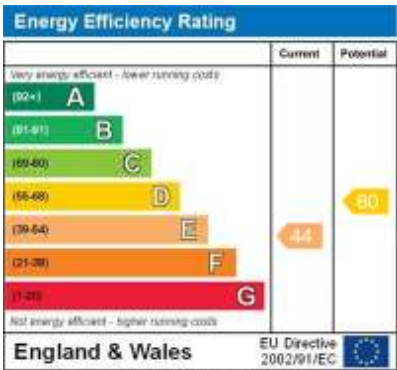
COUNCIL TAX BAND – D

SERVICES – Mains water, electricity and drainage. Liquid propane gas cylinders for the central heating.

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 onto the Llangefni road and drive .6 of a mile. Turn left into Lon Bwlch, drive .2 of a mile into the centre of Bwlch and “Llwyn Helyg” is on the left hand side.

NOTE – Anglesey Property Company have not tested any included equipment, liquid propane gas 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



Energy Efficiency Rating