

Anglesey Property Company

ESTATE AGENTS & VALUERS.

Established 1968.

Benllech Bay, Isle of Anglesey, LL74 8TR.

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Ref:- W/2065

"Y GORLAN",

68, BAY VIEW ROAD, BENLLECH BAY, ISLE OF ANGLESEY, LL74 8TU.



Front Elevation



Sea view from Rear Garden.

PRICE - £425,000

- Excellently located to take advantage of the exceptional views across the headland/car park to the sea, a deceptively spacious detached bungalow with integral garage. The beautiful coastal paths and sandy bay are only a short walk from this highly sought after area.
- The accommodation, which has received some improvement by the present owners, briefly comprises:- Entrance Porch, Bright Entrance Hall, Second Toilet with wash hand basin in white, Open plan Lounge with excellent sea views leading to Dining area with lovely views across to the sea and headland and double French door offering access to the rear garden. Fitted Kitchen/Breakfast room with servery to the Dining area, Utility room with door to the Integral Garage. Four Bedrooms, 2 of which have lovely sea views and Modern Shower room.
- Upvc double glazed windows, double French door and entrance doors.
- Upvc cladded finish to the fascia boards and soffits.
- Oil fired central heating from a "Grant" combination boiler.
- Attractive brick paved driveway providing good parking, the paving seamlessly extends to the front entrance door and pathways to each side of the bungalow. The single Garage has an electric remote controlled sectional door entrance and integral access to the Utility room.
- There are gardens to the front and rear of the bungalow with lawns, a variety of shrubbery and patio's to the rear which allow you to follow the sun as it moves round. Lovely views to the headland and sea can be enjoyed from the rear garden.
- This select residential area is within walking distance of the village amenities and viewing is highly recommended to appreciate the location and proximity to the beach.

AMENITIES IN BENLLECH – Wide range of shops, Post Office/Supermarket, Medical Centre, Library, Community Centre, Garage, bowling green, tennis courts and a beautiful sandy bay.

DIRECTIONS – From Anglesey Property Company turn right onto the A5025, take the first turning left into Bay View Road, drive down the hill and follow the road to the right. Just before you start to drop down to the beach turn left and No. 68 is the 4th property on the right.

VIEWING – Strictly by appointment with Anglesey Property Company.

THE ACCOMMODATION COMPRISES:-

ENTRANCE PORCH – Terrazzo tiled floor. Outside light. Upvc double glazed entrance door and side panel with leaded style features to:-



Bright Entrance Hall.

BRIGHT ENTRANCE HALL – 23' x 6' 2" reducing to 3' 3" – Good size airing cupboard fitted with radiator. White panelled doors to all rooms. Access to loft. Coved ceiling. Radiator. Attractive wood effect flooring.



Second toilet with wash hand basin.

SECOND TOILET – Modern white suite with toilet and vanity unit fitted with wash hand basin with tiled splash back. Access to loft. Wood effect flooring. Upvc double glazed window.



Open Plan Lounge and Dining Area

OPEN PLAN LOUNGE AND DINING AREA - Lounge area - 17' 11" x 12' 11" and Dining area 9' 11" x 8' 10" extending to 11'. Feature surround to open fireplace. Two upvc double glazed picture windows with excellent sea and headland views. Three double panel radiators. Natural pine tongue and groove ceiling. Recently fitted wood effect flooring which enhances the living space. Upvc double glazed double French door with lovely sea and headland views leading on to raised area with steps down to the rear garden.



Excellent views of the sea and headland from the Lounge and Dining area.



Fitted Kitchen with built under electric oven. Servery to the dining area

FITTED KITCHEN/BREAKFAST ROOM – 11' 10" x 9' 11" – Attractive oak finish shaker style units comprising – Inset one and a half bowl, single drainer sink unit with single base unit beneath, plumbing for “Bosch” dishwasher, 3 single base units, 2 double base units, corner base unit and “Neff” electric built-under oven with complementing work surface and the majority with wall tiling above. “Miele” electric hob. Chimney style re-circulating hood. Corner wall unit, double wall unit and 4 single wall units. Space for “Bosch” fridge/freezer. Inset ceiling lights. Radiator. Small breakfast bar. Glazed door to servery offering a sea view through the dining area. Upvc double glazed window overlooking front garden.



Utility room with access to integral garage.

UTILITY ROOM – 8' 11" x 8' 7" – “Belfast” style sink. Plumbing for “Candy” automatic washing machine. “Grant” oil fired combination central heating boiler. “Zanussi” dryer. Water tap. Radiator. Quarry tiled floor. Door to integral garage. Upvc double glazed window. Upvc double glazed door to rear of property.



Bedroom one with lovely sea and headland views.

BEDROOM ONE - 11' 10" x 10' 11" – Upvc double glazed window with lovely sea and headland views. Coved ceiling. Radiator.

BEDROOM TWO - 11' 10" x 9' 5" – Upvc double glazed window. Double panel radiator. Coved ceiling.

BEDROOM THREE - 9' 9" x 7' 5" – Upvc double glazed window. Double panel Radiator.

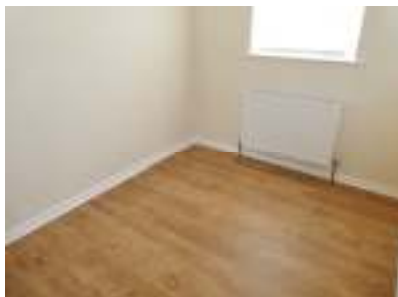
BEDROOM FOUR – 9' 9" extending to 12' 4" into door recess x 7' 5" – Upvc double glazed window with lovely sea and headland views. Double panel Radiator.



Bedroom Two.



Bedroom Three.



Bedroom Four with lovely sea and headland views.

ATTRACTIVE FULLY TILED SHOWER ROOM – 8' 4" x 4' 8" – Beautifully tiled to complement white suite with low threshold shower enclosure fitted with sliding door and shower run from the central heating boiler, gloss white furniture including cistern unit, double and single base units, one fitted with wash hand basin, finished with white counter top. Ceramic tiled floor. Xpelair extractor fan. Inset ceiling lighting. Upvc panels to ceiling. Upvc double glazed window.



Fully tiled Modern Shower Room with white gloss furniture

EXTERIOR:-

Attractive brick paved driveway providing excellent PARKING and the paving seamlessly extends to the front entrance door and pathways to each side of the bungalow.

SINGLE GARAGE – 18' x 8 11" including pillars. Electric remote controlled sectional door entrance. Upvc double glazed window. Electric consumer board. Door leading in to the Utility room.



Front garden.



Rear Garden with two patio's to follow the sun.



Beautiful views from the rear garden.

FRONT GARDEN – Lawn and a variety of shrubbery.

REAR GARDEN – The brick paved pathways continue along the rear of the bungalow with an area for sitting out. Lawn and a variety of shrubbery. Two patio's in different parts of the garden so that you can follow the sun. Good timber fencing and pedestrian gate to the headland and car park (there is quite a steep drop beyond the gate with some steps). Please note that the title documents do not state any legal rights to allow access through a gate to the local authority owned headland and car park. The present owners have used this pedestrian gate for over twenty years, purchasers must decide if they wish to retain the gate for their convenience.

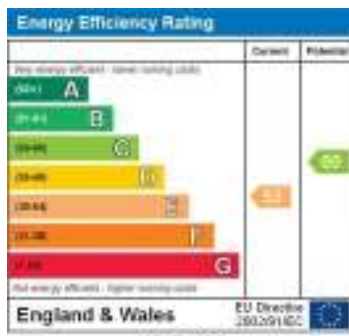
There is a small storage area beneath the steps from the Dining area. Garden storage container.

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

TENURE – Freehold.

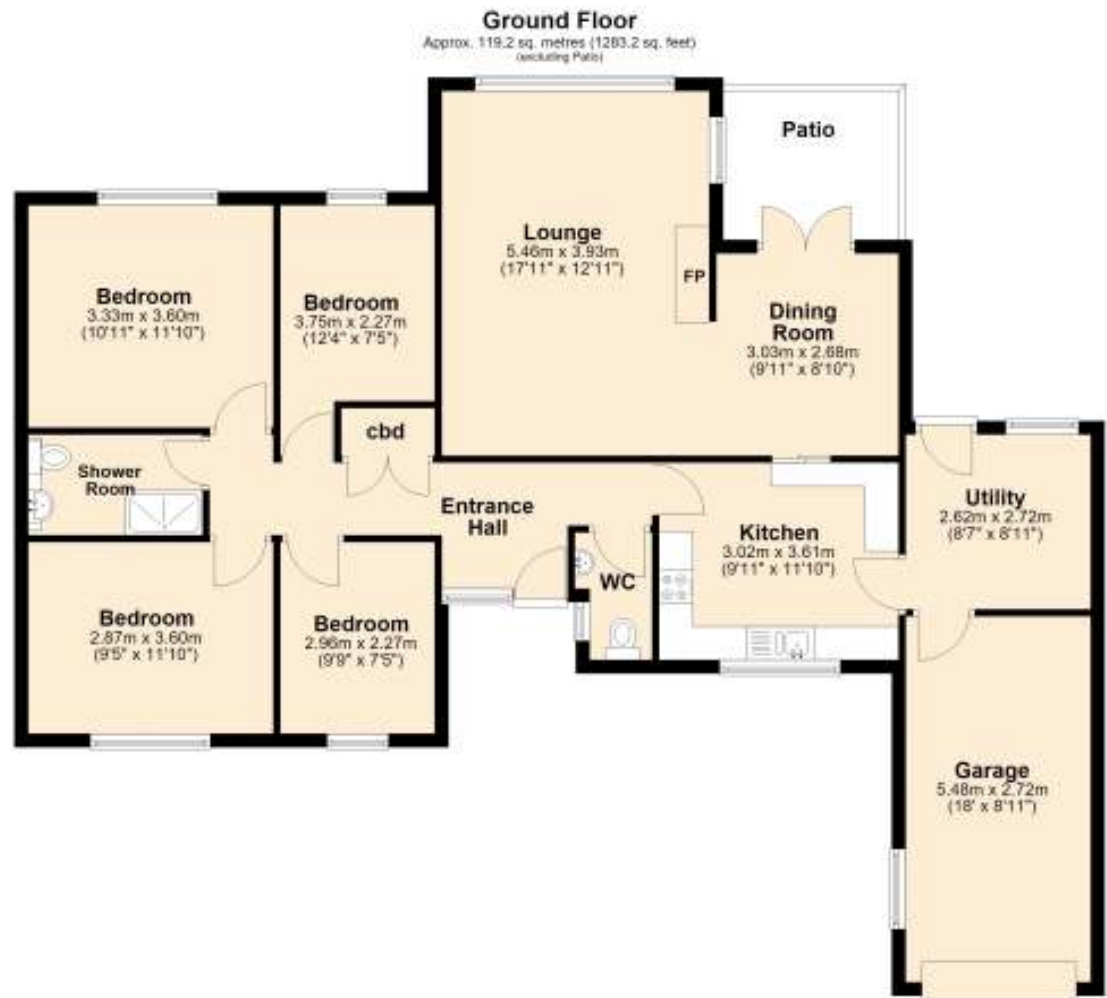
COUNCIL TAX BAND – E

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.



ENERGY EFFICIENCY GRAPH

FLOOR PLAN



Total area: approx. 119.2 sq. metres (1283.2 sq. feet)