



**FOR SALE**

Offers in the region of £350,000

Cabasson, 103 Bay View Road,  
Benllech, Isle Of Anglesey, LL74 8TU

A beautifully-appointed four double bedroom detached family home with LOVELY SEA VIEWS. The extended well presented accommodation is arranged over two floors, with most of the rooms having sea views. And all of this being available on Bay View Road, which is arguably one of the most desirable locations in the village, offering excellent access to the amenities of the village together with almost unrivalled proximity to the beach. VIEWING IS HIGHLY ADVISED.



Bangor 10 miles, Conwy 29 miles, Llandudno 31 miles, Chester 74 miles, Liverpool 85 miles, Whitchurch 94 miles. All distances are approximate.



- Detached Coastal Home
- Minutes From The Beach
- 4 Double Bedrooms
- 3 Bath/Shower Rooms
- Luxurious Dining Kitchen
- SEA & BAY VIEWS

## DESCRIPTION

An opportunity to purchase this beautifully-appointed and spacious four bedroom detached house that would make an extremely comfortable family home! The accommodation is laid out over two floors and is both spacious and light, all the bedrooms are doubles. A particular feature of the ground floor is the stunning Dining Kitchen with its glass lantern roof and sea views. Indeed virtually all the rooms have a view of the sea, or the distant mountains of Snowdonia, or the magnificent sandy beaches of Red Wharf Bay.

This lovely family home benefits from double glazing throughout and oil fired radiator heating via a combination boiler. There is a larger than average single garage and further off road parking.

This fine property is not only disabled friendly, but the ground floor bedroom and wet room also make it ideal for an elderly relative or guest suite. This property is certainly a 'must see' if it is a coastal location that you are looking for.

## LOCATION

Step out of the front door of this property and walk a short distance down to the award winning blue flag beach of Bentelech and Red Wharf Bay.

With its beautiful views out to sea, you can enjoy a lunch/dinner in the choice of eateries in the ever changing village that's a designated area of outstanding natural beauty.

With facilities being improved year on year Bentelech offers a range of shops, excellent bus route accessibility, a primary school and the new state of the art medical centre.

## ENTRANCE HALL

Double glazed entrance door and side panel, stairs to the first floor, walk-in cloaks cupboard with fitted shelf, hanging rail and light. Solid oak floor, radiator, doors to all principal rooms.

## LOUNGE

5.44m x 3.94m (17'10" x 12'11")

Double glazed windows to the front and side with views down the road to the sea. Feature fireplace with Italian made surround and mantel, with marble hearth on which stands a multi fuel burner. Radiator. TV, satellite and phone points.

## BEDROOM FOUR/FAMILY ROOM

4.57m x 3.68m (15'0" x 12'1")

Designed for use as an accessible Bedroom with a number of alternative uses such as additional sittingroom/dining room. Double glazed window to side. Two radiators. Oak wooden flooring. Double glazed double doors leading to the rear patio via removable wooden ramp. Door to:

## WET ROOM/CLOAKS

Three piece suite comprising tiled shower area with mains pressure shower with extra long hose, wall mounted wash hand basin for accessibility and WC. Tiled walls with gradient floor tiling and Alpha channel drain system in the floor for efficient drainage. Double glazed window to rear. Radiator. Extractor Fan.

## UTILITY AREA

4.04m x 2.26m (13'3" x 7'5")

Range of base and eye level units, stainless steel sink unit with contemporary multi-function mixer tap. Plumbing for washing machine. Space for fridge/freezer. Granite tiled floor. Radiator. Extractor Fan. Open plan to:

## DINING KITCHEN

5.36m x 4.04m (17'7" x 13'3")

A stunning room fitted with a matching range of high gloss black base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap. Under cabinet lighting. Integrated fridge and dishwasher. Built-in eye level electric fan assisted double oven, four ring halogen hob with extractor hood over.

Double glazed full length window to the rear, double glazed window to side with sea view. Double glazed multi-paned roof lantern. Granite tiled floor with underfloor heating system. Double glazed double doors to the patio area. Door to the side of the house is wheelchair accessible via a removable wooden ramp with concrete steps underneath.

## FIRST FLOOR LANDING

Double glazed window to rear having a lovely village, headland and sea view. Radiator. Access to insulated loft.



2 Reception  
Room/s



4 Bedroom/s



3 Bath/Shower  
Room/s



#### MASTER BEDROOM

4.75m x 4.04m (15'7" x 13'3")

Double glazed windows to front and side having beautiful views to sea, and Red Wharf Bay. Radiator. Two double wardrobes, one being shelved and the second having hanging rail and shelf. TV point.

#### EN-SUITE BATHROOM

Three piece suite comprising bath with hand shower attachment, pedestal wash hand basin and WC. Tiled splash backs. Radiator. Double glazed window to side.

#### BEDROOM TWO

5.18m 3.35m x 3.05m (17' 11" x 10' 10")

Double glazed wide aspect window to front with lovely sea views. Comprehensive suite of bedroom furniture with three double wardrobes, bedside cabinets and a multi drawer dressing unit. Radiator. Phone point.

#### BEDROOM THREE

3.96m 2.44m x 3.66m (13' 8" x 12' 0")

Double glazed window to rear having a lovely headland and sea view. Radiator. Phone point.

#### FAMILY BATHROOM

Three piece white suite comprising bath with separate mains pressure shower over and folding glass screen, pedestal wash hand basin and WC. Tiled splash backs. Radiator. Shaver point, Ceramic tiled floor. Double glazed window to rear.

#### GARAGE

5.77m x 2.69m (18'11" x 8'10")

Up and over door. Power and lighting, Wall shelving. Floor mounted oil fired combination boiler and controls. Electrical consumer unit.

#### OUTSIDE FRONT

To the front of the property is an off road parking area leading to the garage and front entrance door.

To the side of this is a lawn and garden area planted with a variety of established plants. Access to the side of the property leads to the rear door into the Kitchen via the ramped access and around to the rear garden.

#### OUTSIDE REAR

To the rear is a private garden with lawn and patio areas leading off the Kitchen space making for an ideal area for alfresco dining/entertaining.

The garden continues down an incline planted with mature trees and shrubs that provide excellent screening and privacy but could offer a superb opportunity for further development of the garden space.

#### DIRECTIONS

From Whitchurch, take the A41 to Chester, at the Christleton roundabout, take the first exit onto the A55 for North Wales. Follow this road for 64 miles, crossing the Britannia Bridge onto Anglesey, take the second exit and turn right onto the A5025. Follow this road for approximately 8 miles to Benllech. As you enter the village, turn right opposite the 'Breeze Hill' hotel into Bay View Road, follow the road down the hill and as the road bears to the right to the beach, bear left and continue straight ahead down the hill and the property will be found on the left hand side.

#### AGENT'S DECLARATION

Interested parties are advised that one of the vendors is a member of staff in the Halls Whitchurch Office.

#### COUNCIL TAX

Isle of Anglesey Council, Council Offices, Llangefni, Anglesey, LL77 7TW. Tel: (01248) 752653 4/5/6

#### SERVICES

Mains electricity, water and drainage are all connected to the property. Heating and hot water is via oil fired combination boiler to radiators.

#### TENURE

The property is of Freehold tenure, although purchasers must make their own enquiries via their solicitor.

#### VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230. You can also find Halls properties at [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.Onthemarket.com](http://www.Onthemarket.com) WH0920

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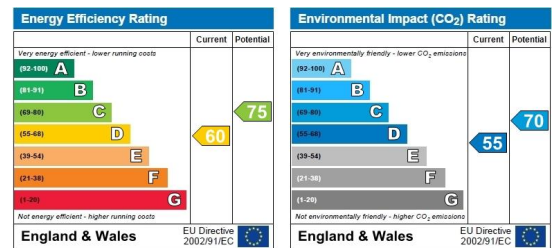


Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

**Energy Performance Ratings**



**01948 663 230**

**Whitchurch office:**  
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