

PROPRIETOR:

DAFYDD W ROWLANDS

# EGERTON ESTATES

THE PROPERTY CENTRE • PADWORTH HOUSE • BENLLECH • ANGLESEY • LL74 8TF  
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## Apartment 1, Llanddwyn, Benllech, LL74 8TG

**£109,950**

A delightful, well appointed one bedroom flat, enjoying panoramic sea views over Benllech beach, towards the Llanddona headland, Great Orme and Snowdonia mountains. Centrally located in this popular holiday village, famous for its blue flag beach, the flat is considered ideal for a buyer wanting a low maintenance 'lock up and go' retreat in this popular area, with parking space provided. Situated on the third floor, the flat has been significantly upgraded with modern bathroom and kitchen facilities provided.



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## Communal Hall

With an allocated store cupboard on the landing.

## Kitchen 3.51 x 2.53 (11'6" x 8'4")

Having a modern and good range of base and wall units in a gloss white finish with contrasting dark worktop surfaces and contemporary tiled surround. Recess for an electric cooker with stainless steel extractor fan over, plumbing for a washing machine and room for a fridge/freezer. Stainless steel sink unit, and slate effect floor covering. Pvc double glazed rear aspect window enjoying fine sea views.

## Living Room 3.56 x 3.24 (11'8" x 10'8")

Again with a pvc double glazed window enjoying panoramic sea and mountain views. Modern wall mounted electric heater, t.v connection, light timber laminate floor covering. Picture rail and ceiling spot lighting.

## Bedroom 3.23 x 3.13 (10'7" x 10'3")

A good double bedroom with a double glazed french style door not only giving panoramic sea and mountain views but giving access to an extended area on the fire escape which gives a perfect space to sit outside and enjoy the views. Picture rail.

## Inner Lobby

With room for storage.

## En-suite Bathroom 2.07 x 1.91 (6'9" x 6'3")

Having modern, fully tiled walls and pvc panelled ceiling. White suite comprising of a panelled steel bath with 'Triton' electric shower over, w.c, wash hand basin with wall mirror over.

## Outside

Allocated parking space for 1 car to the rear, (Entrance 2.3 meters wide)

## Services

Mains water, electricity and drainage.

## Tenure

999 year lease, with 967 remaining. Maintenance annual charge £400.00 pa, includes building insurance . (2018)  
No sub-letting or holiday lets.

## Energy Performance Certificate

Band F

## Council Tax

Band A

## Viewing

Strictly by appointment with the agent-  
Egerton Estates, Benllech.01248 852177

