



McCarthy & Stone  
RESALES



18 Plas Glanrafon , Tyn-Y-Gongl, LL74 8TP  
Asking price £185,000 LEASEHOLD

For further details  
please call 0345 556 4104



# 18 Plas Glanrafon , Tyn-Y-Gongl, LL74 8TP

A luxury one bedroom first floor retirement apartment (part of our retirement living range). Complimented by double glazed doors with a JUILET BALCONY offering beautiful views over the garden.

## Apartment

Luxury retirement apartment presented to an immaculate standard with juliet balcony and very pleasant outlook over the gardens. Also benefiting from its own allocated parking space.

## Plas Glanrafon

Located on the thriving Isle of Anglesey, this stylish development is perfect for those who want to enjoy the tranquillity of the beach. Relax in the homeowners' lounge which features professionally designed interiors with space for guests, social activities and events. Friends and family are always welcome and can book a stay in the on-site Guest Suite (usually for a fee of £25 per night - subject to availability).

Benllech is a quaint beach town and enjoys stunning coastal views with a short ½ mile walk to the main high street and beach. What's more, with a Tesco Express and a Co-Op store within 200 yards of the complex, as well as the local butchers, bakers, and cafes in town, everything you need, really is on your doorstep.

This McCarthy and Stone Retirement Living complex is also close to the local library, tennis courts and bowling greens. There is also a brand new state of the art GP surgery that is opposite the development which offers a variety of weekly clinics.

For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. It is a condition of

purchase that residents must meet the age requirement of 60 years or over.

## Entrance Hallway

Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in storage cupboard, housing the boiler and washing machine. The 24-hour Tunstall emergency response system, Illuminated light switches, smoke detector and apartment security door entry system with intercom are situated here. Doors lead to the living room, bedroom and shower room.

## Living Room

Light and spacious living room complimented by a double glazed doors with Juliet. Telephone point. TV point (with Sky/Sky+ capabilities). Power sockets. Oak effect part glazed double doors lead into a separate kitchen.

## Kitchen

A modern fitted kitchen with a range of high gloss base and wall units. UPVC double glazed window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Integrated Miele dishwasher. Central ceiling light fitting. Tiled floor.

## Bedroom

Double bedroom with a walk-in wardrobe housing rails and shelving. There is also a further built in storage cupboard off the bedroom., Ceiling lights, TV and phone point. Double glazed window overlooking gardens.

## Shower room

Luxury shower room with suite comprising; level access shower cubicle with glass screen, low level flush WC and vanity unit with inset sink and mirror above. Heated towel radiator. Tiled floor.

## Service charge details

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

## Lease info

999 years from 2018

Ground rent £425

## Parking

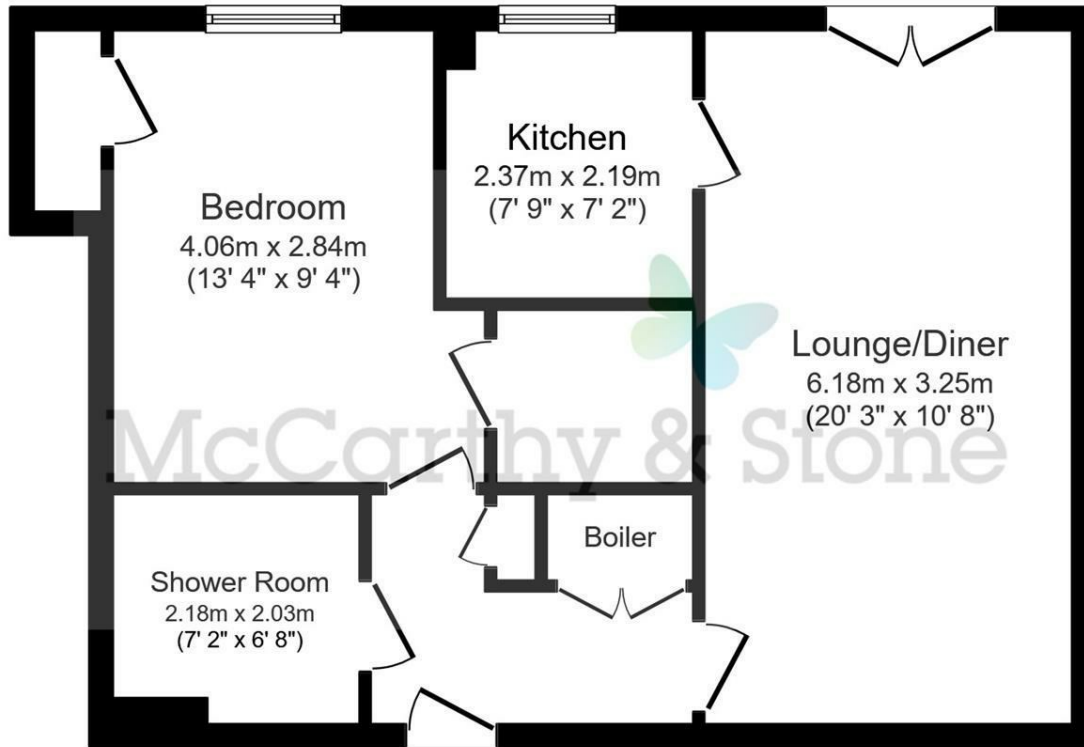
This apartment benefits from its own allocated parking place











**Floor Plan**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	90	90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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