

2 bedroom flat for sale, Llys Bryn Traeth, Ffordd Cynlas, Benllech, Anglesey LL74 (15



Location **Wales, Gwynedd**
<https://www.freedasz.co.uk/x-160342-z>

A beautifully appointed ground floor apartment which comprises two bedrooms, one bathroom, a lovely open plan kitchen dining and living room opening onto the ground floor covered balcony. Off road parking facilities and under floor heating to the entrance hallway and open plan kitchen / dining / living area. Located approximately 100 metres from the sandy beach of Benllech. Conveniently placed for accessing the amenities in the village, Red Wharf Bay is only a short walk across the beach. The property is being sold fully equipped with all furnishings included. Viewing is highly recommended and the property is being sold chain free. Immaculate ground floor apartment Beach side location Two bedrooms Contemporary open plan kitchen / living area Residents parking facilities Entrance The apartment is approached from the side of the building, via the ground floor communal external hallway. With hardwood front entrance door leading to the entrance hall. Entrance Hallway 14'5" x 4'9" (4.4m x 1.45m). Complementary ceramic tiled flooring, with mosaic border tile, electric under floor heating, thermostat control, built-in cupboard housing the hot water cylinder with immersion heater providing mains pressure hot water. Recessed ceiling lights. Open Plan Living Area 25'1" x 9'7" (7.65m x 2.92m). Full height double glazed window to the front with uPVC double glazed door leading to the covered ground floor balcony. Oak flooring with under floor heating, ceiling spot lights. Kitchen breakfast room Open plan with the living area. A range of contemporary fitted kitchen units comprising wall, drawer and base units with dark granite work surfaces over with matching up stands with and complementary wall tiling, extending to a breakfast bar which divides the kitchen and the dining area. Inset ceramic hob with built-in electric over below and stainless steel extractor hood above, fully integrated fridge, washing machine and dishwasher. Recessed ceiling spotlights, oak flooring with under floor heating. Bedroom 1 16'4" x 9'8" (4.98m x 2.95m). Wall mounted electric thermostatic panel heater, painted plaster ceiling with full height uPVC double glazed windows looking onto the ground floor balcony. Bedroom 2 12'1" x 9'2" (3.68m x 2.8m). Wall mounted electric thermostatic heater, uPVC double glazed window to side, ceiling light, painted plaster ceiling. Bathroom 9'1" x 5'7" (2.77m x 1.7m). Contemporary suite in white, double ended bath with shower above and glazed shower screen. Fitted wall mirror, modern circular sink unit with mixer tap and fitted mirror above. WC, granite work tops, Tiled walls and co-ordinating floor tiles, chrome heated towel rail, uPVC double glazed window, extractor fan, recessed ceiling spotlights. Outside From the main living area a double glazed door provides access to the covered balcony 10'x7' this offers a lovely outside space ideal for sunbathing and alfresco dining. Residents parking facilities with raised flower shrub beds providing an attractive finish to the parking area. Space for bins and recycling. The sandy beach of Benllech is approximately 100 metres.

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