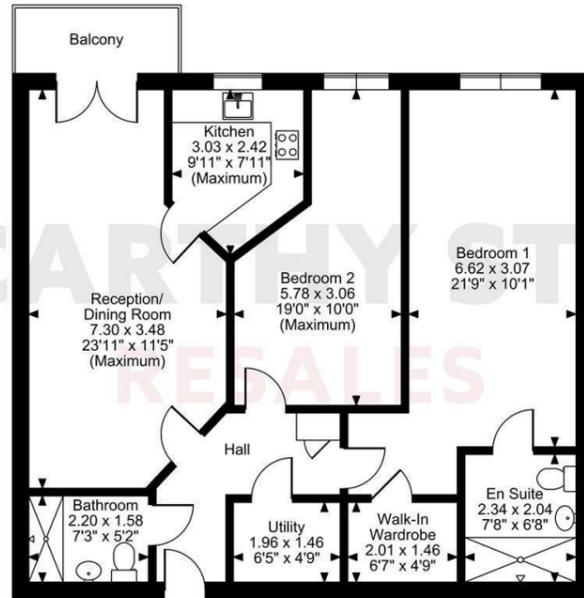
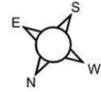


Plas Glanrafon, Benllech, Tyn-y-Gongl
 Approximate Gross Internal Area
 976 Sq Ft/91 Sq M
 Balcony external area = 39 Sq Ft/4 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: E



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

25 Plas Glanrafon
 , Tyn-Y-Gongl, LL74 8TP



Asking price £295,000 Leasehold

A luxury TWO BEDROOM first floor retirement apartment with ENSUITE TO MASTER BEDROOM located in McCarthy Stones Plas Glanrafon retirement living development. Complimented by double glazed doors with a WALKOUT BALCONY offering beautiful views of Red Wharf Bay.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Plas Glanrafon Lon Pant Y Cudyn, Benllech, Anglesey, LL74 8TP

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 (subject to availability and additional cost).

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, bedrooms and shower room.

Living Room

Light and spacious living room complimented by a double glazed doors with a walkout balcony. Telephone point. TV point (with Sky/Sky+ capabilities). Power sockets. Oak effect part glazed door 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. Central ceiling light fitting. Tiled floor.

Bedroom One

Double bedroom with a walk-in wardrobe housing rails and shelving. There is also a door leading off the bedroom to the ensuite shower room. Ceiling lights, TV and phone point and double glazed window.

Ensuite

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

2 bed | £295,000

Bedroom Two

this good sized second bedroom can also be used as a dining room, office or hobby room. Two ceiling lights, power points and double glazed window.

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.

Service charge £4,744.05 per annum (for financial year end 30 June 2025)

Lease info

999 years from 2017

Ground rent £495 per year

Ground rent review: Jun-32

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

