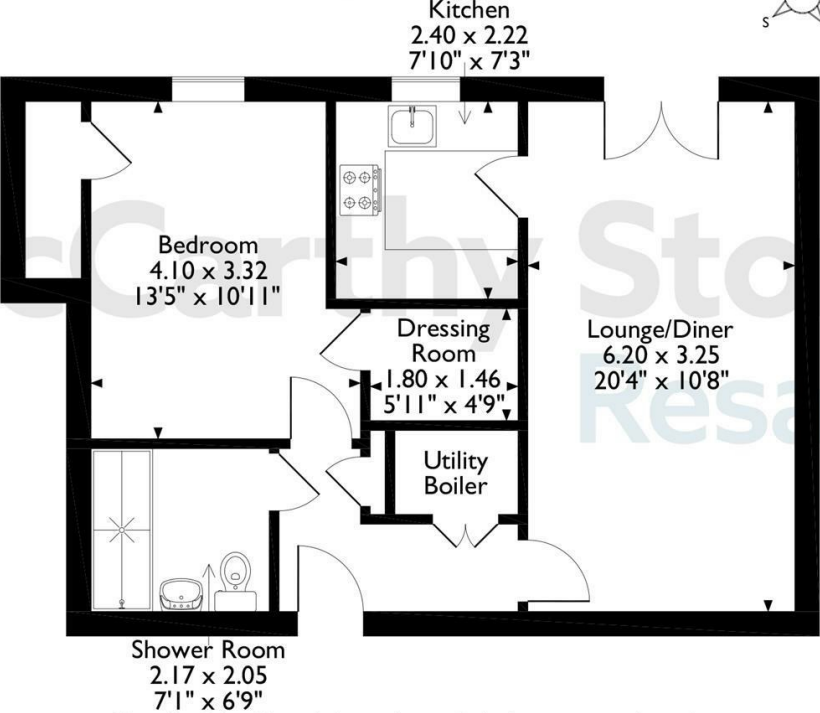


Plas Glanrafon, Flat 30, Benllech, Tyn-y-Gongl
Approximate Gross Internal Area
55 Sq M/ 592 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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30 Plas Glanrafon , Tyn-Y-Gongl, LL74 8TP



Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

Asking price £180,000 Leasehold

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

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.



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

Apartment

Luxury retirement apartment with Juliet balcony and pleasant outlook over the gardens.

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 (for an additional fee 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 balcony. Telephone point. TV point (with Sky/Sky+ capabilities). Power sockets. Oak effect part glazed double door leads 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.



1 bed | £180,000

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: £3,423.32 per annum (for financial year ending 30/06/2026).

Lease info

Lease: 999 years from 1st June 2018

Ground rent: £425 per annum

Ground rent review: 1st June 2033

Parking

There is no allocated parking space for this apartment. There maybe visitors parking available for short stay visitors.

Additional Information & Services

- Broadband - Internet speed information was not available for this property at the time of listing so we suggest you make your own investigations to ensure it matches your needs
- Mains water and electricity
- Electric room heating
- Mains drainage

