



26 Awelfryn, Amlwch, Isle Of Anglesey  
LL68 9DG



**Price: £215,000**

- Impressive Refurbished Inverted Semi Det. House
- Lovely Rear Rural Outlook to Coast in Distance
- Spacious Lounge and Diner with Timber Floor Finish
- Open Plan Fitted Kitchen/Breakfast Room
- Refurbished Bathroom, And Newly Fitted Shower Room
- 3 Good Bedrooms, Basement Store, Conservatory/Porch
- Garage and Drive, Front and Rear Garden
- Mains Gas Central Heating, PVCu Double Glazing
- Tasteful Interiors – Must Be Seen
- NO ONGOING CHAIN



## Accommodation - Ground Floor

**Conservatory/Entrance Porch** 17' 10" x 3' 5" (5.431m x 1.029m)  
Integral access door to garage

**Entrance Hallway** 9' 2" x 4' 11" (2.8m x 1.5m)  
Radiator and grill, timber floor finish, built-in cupboard, staircase to lower ground floor, loft access

**Lounge/Diner** 19' 4" x 12' 2" (5.9m x 3.7m)  
Feature of inset electric fireplace with recess over for flatscreen TV, 2 double glazed windows with rear window having fine views, 2 radiators, timber floor finish. Open plan to Kitchen, downlighters

**Fitted Kitchen/Breakfast Room** 12' 2" x 9' 6" (3.7m x 2.9m)  
Refitted with a contemporary and attractive range of fitted base and wall units with timber grain worktops and breakfast bar with ceramic sink unit, built-in electric oven hob and stainless steel cooker canopy, integrated dishwasher, double glazed window and fine views, upright panel radiator, downlighters, wood floor finish.

**Family Bathroom** 6' 3" x 6' 3" (1.9m x 1.9m)  
Recently refurbished with a white suite, shaped bath with in-bath electric shower and side screen, wash basin, w.c., tiled walls, tile effect laminate floor, PVCu clad ceiling and downlighters, radiator, double glazed window.

**Lower Ground Floor - Hallway** 12' 6" x 5' 11" (3.8m x 1.8m)  
Staircase from ground floor, replaced UPVC double glazed external door, radiator and grill, laminate floor finish, built-in cupboard.

**Bedroom 1** 12' 10" x 12' 4" (3.9m x 3.75m)  
Double glazed window and lovely view, radiator.

**Bedroom 2** 12' 6" x 9' 6" (3.8m x 2.9m)  
Double glazed window and lovely view, radiator

**Bedroom 3** 12' 2" x 6' 7" (3.7m x 2.0m)  
Double glazed window looking to front, radiator.

**Cloakroom** 7' 10" x 2' 7" (2.4m x 0.8m)  
w.c., double glazed window

## Exterior

To the front is a slightly sloped drive leading to garage, front garden to grass with a lower level small courtyard area with access from store, gated path to front door, side gated pathway and steps to rear garden and store. Rear garden mainly to grass and concrete paths.

## Single Garage

Replaced up-and-over door, recently replaced gas combi boiler, consumer unit with replaced RCD, side integral door to conservatory porch

**Store Room** 17' 1" x 12' 6" (5.2m x 3.8m)

Access door and door to front courtyard, cold water tap, plumbing for washing machine

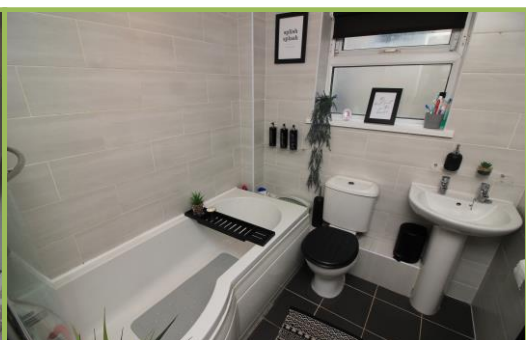
**Facilities - Mains Gas Central Heating (boiler replaced); UPVC Double glazing**

**Services - Mains Water, Electricity, Gas & Drainage**

**Tenure - Freehold**

**Council Tax Band - C**

**Energy Performance Certificate - D**



Mona Street, Amlwch, Anglesey, LL68 9AN  
amlwch@monproperties.co.uk

[www.monproperties.co.uk](http://www.monproperties.co.uk)

Sales/Lettings:  
(01407) 832772



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