



**Price: Reduced from £199,950
To £189,950**



2 Crown Terrace, Llanfechell, Anglesey LL68 0PY

- Grade II Listed 19th Century Period End Terrace House
- Set In A Small Central Village Square Facing Historic Church
- Conservation Area
- Adjoining Large Stone Outbuilding/Former Workshops & Offices
- Large Separate Rear Garden; Small Rear Courtyard
- Generous Accommodation With Tremendous Potential
- Hall, Lounge, Living Room/Kitchen & Rear Porch
- 3 Good Bedrooms & Spacious Bathroom
- LPG Gas Central Heating, Part Double Glazing
- **NO ONGOING CHAIN**



Accommodation Ground floor

Entrance Hall 7' 8" x 6' 7" (2.33m x 2.01m)
Radiator, staircase to first floor, quarry tiled floor

Lounge 15' 3" x 14' 4" (4.64m x 4.36m)
Feature original timber, slate, tiled and cast iron fireplace, corner cupboard, wood block floor finish, sash window, 2 radiators.

Kitchen & Living Room 24' 7" x 13' 1" (7.49m x 4.0m)
reducing to 5.0m and 2.2m
Kitchen area has a range of fitted base and wall units with worktops and sink unit with plumbing for washing machine, wall mounted LPG bottle gas central heating boiler, rear double glazed window, tiled floor, built-in cupboard. The living area has a tiled fireplace 2 sash windows, radiator.

Rear Porch 4' 2" x 3' 9" (1.26m x 1.15m)
External double glazed door

First Floor - Landing

Bedroom 1 13' 11" x 15' 9" (4.231m x 4.79m)
Sash window and UPVC window, radiator, loft access

Bedroom 2 11' 10" x 7' 10" (3.6m x 2.4m)
Sash window, radiator, built-in wardrobe, built-in airing cupboard with radiator

Bedroom 3 10' 5" x 9' 1" (3.17m x 2.76m)
Sash window, radiator

Family Bathroom 14' 1" x 5' 3" (4.3m x 1.6m)
Panelled bath, wash basin, w.c., shower cubicle and electric shower, part tiled walls, radiator, double glazed window

Exterior

Small walled fore garden, rear enclosed courtyard with side gate, fuel bunker and space for LPG gas bottles, to the rear of the yard is the large stone outbuilding and further large garden area laid to grass with wide opening to side lane 10m x 7m.

Attached Stone Outbuilding/Former Offices & Workshops 32' 10" x 23' 0" (10m x 7m) plus 5.6m x 3.3m
Being the former workshops and administration offices of Anglesey Trading Company

Tenure - Freehold

Facilities - LPG Gas Central Heating & Part Double Glazing

Services: Mains Water Electricity & Drainage

Energy Performance Rating - D

Council Tax Band: C



Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. If you require any clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Buyers are advised to make their own enquiries regarding any necessary planning permission or other approvals required to extend this property. Enquiries should be completed prior to any legal commitment to purchase.

Anti Money Laundering Regulations

At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your cooperation to ensure there will be no delay in agreeing and progressing with the sale

