



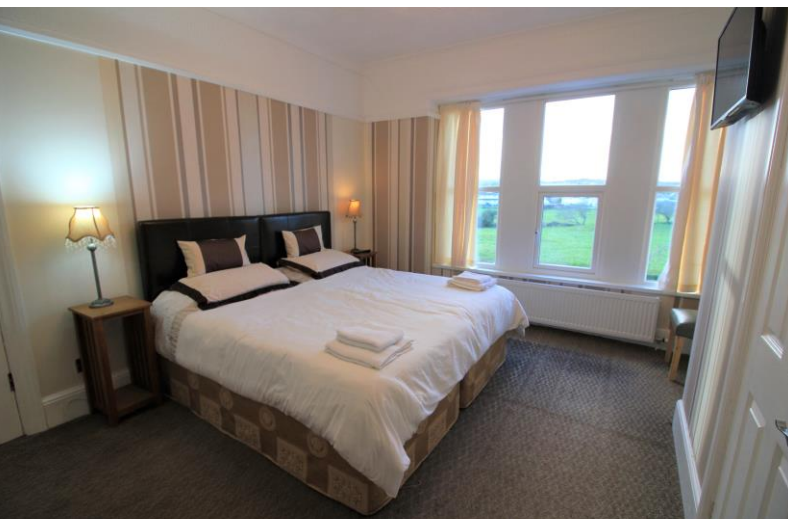
Erw Felen, Bull Bay Road, Amlwch, Anglesey,
LL68 9EA

môn
properties

Price: £550,000

- Impressive & Greatly Refurbished Period Residence
- 7 Bedrooms & 7 Bathrooms or Ensuites
- Wide Variety of Potential Uses or Large Family Home
- Formerly a Restaurant and a Guest House/B&B
- Lovely Rear Rural Aspect & Views

- Great Position on Edge of Historic Town/Port
- 3 Large Reception Rooms/Games Room
- 2 Kitchens, Large Garage, Large Shed
- Forecourt Parking; Rear & Side Gardens
- **NO ONGOING CHAIN**





Accommodation - Ground Floor - Entrance Porch

Ladies and Gentlemen Cloakrooms

As the property was formerly a restaurant/small hotel/guest house the original hall and separate cloakroom facilities remain and the purchaser can convert if no longer required or use if they wish to use the property for commercial purposes.

Entrance Hallway 15' 9" x 7' 7" (4.8m x 2.3m) inc 4.5

Feature of turned spindled staircase to first floor, parquet wood block flooring, radiator

Through Lounge and Dining Room 29' 6" x 14' 5" (9.0m x 4.4m)

Feature tiled and beamed fireplace with multi fuel room heater with feature windows to either side, front bay and bench seat, double glazed sliding patio door to gardens, rear double glazed window, 2 radiators, double doors to

Living Room and Study/Office Area 25' 7" x 13' 1" (7.8m x 4.0m) max

With a central feature of archways, double glazed window, 2 radiators - being a former bar and lounge area.

Games Room/ Former Restaurant and Function Room 25' 3" x 15' 1" (7.7m x 4.6m)

2 double glazed windows, 2 radiators, external fire door.

Kitchen/Breakfast Room 12' 10" x 11' 2" (3.9m x 3.4m)

Well fitted out with a good range of base and wall units in a timber finish with ample working surfaces and a recess for a cooker range, inset sink unit, dishwasher and integral fridge/freezer, 2 double glazed windows.



Kitchen 2 10' 6" x 4' 11" (3.2m x 1.5m)

Range of fitted wall and base units with worktops and provision for cooker, under stairs recess with unit/sink and recess for fridge

Rear Hall 13' 9" x 2' 11" (4.2m x 0.9m)

External door and fire alarm control unit.

Bedroom 7 12' 10" x 8' 2" (3.9m x 2.5m)

Double glazed window and radiator, built-in cupboard. En-suite cloakroom and separate shower room with gas central heating boiler - these rooms are in the process of being refurbished and fitted and will be finished prior to sale completing

Bedroom 6 13' 9" x 11' 6" (4.2m x 3.5m)

Double glazed window, radiator, 2 built-in cupboard.

En-suite Shower Room 8' 10" x 3' 3" (2.7m x 1.0m)

Shower cubicle with mains fed shower, wash basin, w.c., tiled walls and floor, radiator, double glazed window

First Floor Landing 11' 10" x 7' 10" (3.6m x 2.4m)

Side sash window, large picture window to 1/2 landing, radiator

Inner Landing 18' 4" x 35' 5" (5.6m x 10.8m)

Access door to front flat roof, hinged loft ladder access to large loft area.

Bedroom 1 13' 9" x 12' 2" (4.2m x 3.7m)

Double glazed window to rear with lovely views, radiator, corner cupboard. En-suite Shower Room with shower cubicle and mains fed shower, wash basin, w.c., tiled walls and floor, double glazed window

Bedroom 2 15' 5" x 11' 10" (4.7m x 3.6m)

Bay with 2 double glazed windows and patio doors opening to flat roof with great views, fitted mirrored wardrobes and side dressing table. En-suite Shower Room with shower cubicle and mains fed shower, wash basin, w.c., tiled walls and floor

Bedroom 3 14' 5" x 12' 10" (4.4m x 3.9m)

3 Double glazed windows with rear lovely views, side double glazed window, radiator. En-suite Bathroom with corner shaped spa bath with screen and in-bath shower, vanity unit with wash basin and concealed cistern w.c., large wall mirror, tiled walls and floor, towel rail/radiator, double glazed window

Bedroom 4 11' 2" x 9' 6" (3.4m x 2.9m)

Timber window, radiator

Bedroom 5 12' 6" x 9' 10" (3.8m x 3.0m)

Front double glazed window, radiator, corner cupboard En-suite Shower Room - shower cubicle and electric shower, wash basin, w.c., tiled walls and floor, extractor.

Main Shower Room 9' 6" x 4' 11" (2.9m x 1.5m)

Recess with shower cubicle and mains fed shower, wash basin, w.c., large vanity/dressing table unit with ample storage, heated towel rail/radiator, tiled floor, cupboard with gas central heating boiler.

Exterior

Front - The property is accessed off the highway via pillared in and out entrances leading to a large stoned forecourt and parking area with room for numerous vehicles etc. Gates to either side. **DETACHED LARGE SINGLE GARAGE.** Side enclosed paved courtyard area with storage shed. Rear & Side gardens to grass with mature trees, privet hedging and open rear rural aspect; raised paved patio area.

Contents - the seller has used the property as a restaurant and a bed and breakfast guest house and for contractors. Measures such as fire doors and alarms remain in use. If a buyer wishes to use for such commercial use the seller is open to negotiation to include the majority of contents for immediate use. All personal effects are not included.

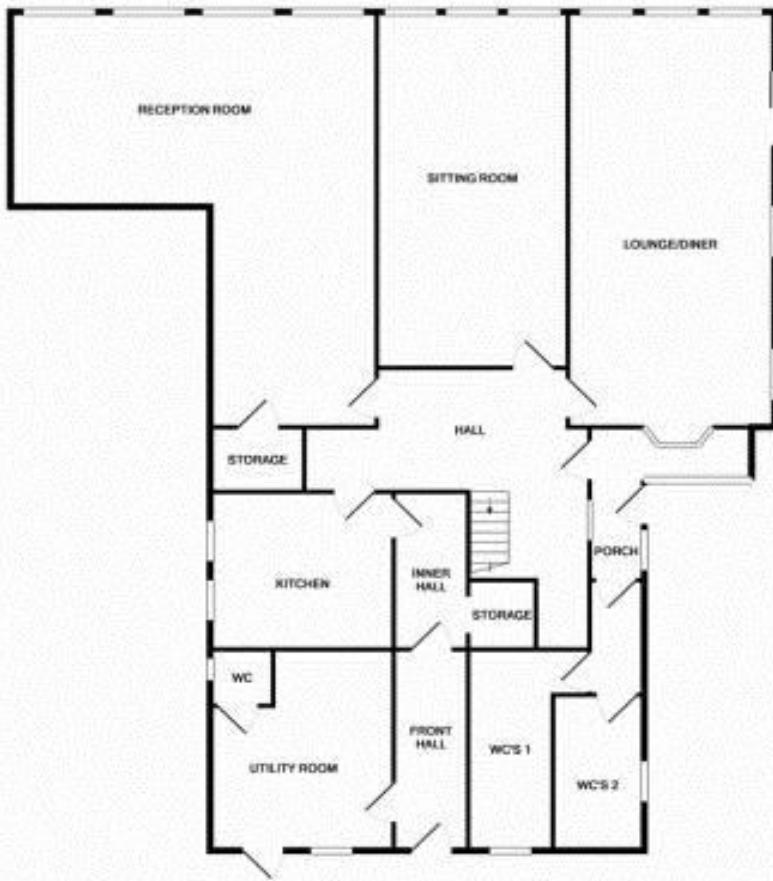
Facilities – 2 Mains Gas Central Heating/Water Systems, Majority UPVc Double Glazed

Services – Mains Water Gas Electricity & Drainage

EPC – D

Council Tax Band - G





GROUND FLOOR
APPROX. FLOOR
AREA 224 SQ FT.
(20.8 SQ M.)



1ST FLOOR
APPROX. FLOOR
AREA 328 SQ FT.
(30.3 SQ M.)

TOTAL APPROX. FLOOR AREA 552 SQ FT. (51.1 SQ M.)
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. Please refer to the relevant manuals for details.

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

