



1 & 2 , Fairview, Cemaes Bay, Isle Of Anglesey,
LL67 0EW



Price: £270,000

- A pair of mid terraced houses
- Potential for 2 homes or one large dwelling
- Tremendous opportunity for refurbishment
- Potential for use as two holiday cottages
- Close to sandy beach & pretty Harbor
- Five bedrooms, three reception rooms
- Two kitchens, two bathrooms,
- Rear yard, Cellar



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Picture of nearby harbour

1 Fairview comprises

Hall 12' 6" x 3' 3" (3.8m x 1.0m)
staircase to first floor

Open plan lounge and diner 21' 2" x 12' 2" (6.46m x 3.7m) reducing to 2.9m

Lounge area has a box bay with single glazed UPVC windows, side single glazed UPVC window, open tile fireplace, two night storage heaters, under stairs cupboard and built in cupboard.

Kitchen 10' 6" x 8' 2" (3.2m x 2.5m)
Rear external door and window

1st Floor- landing 6' 3" x 6' 3" (1.9m x 1.9m)
Loft access

Bedroom1 13' 9" x 9' 2" (4.2m x 2.8m)
single glazed UPVC window. Night storage heater.

Bedroom2 11' 10" x 6' 11" (3.6m x 2.1m)
Single glazed UPVC window. Night storage heater.

Bathroom 5' 11" x 5' 11" (1.8m x 1.8m)
Panel bath, wash basin, toilet, wall mounted electric fan heater, single glazed UPVC window.



2 Fairview comprises

Hall 7' 3" x 4' 11" (2.2m x 1.5m)

lounge 15' 1" x 12' 2" (4.6m x 3.7m)

Box bay with single glazed UPVC windows. Open solid fuel fire. Laminate floor finish

Living Room 15' 1" x 10' 2" (4.6m x 3.1m)

single glazed UPVC window, open solid fuel fire. Under stairs cupboard, night storage heater, built in cupboard with hot water cylinder. Door giving access CELLAR

Kitchen 10' 6" x 8' 6" (3.2m x 2.6m)

Range of base and wall units with working surfaces and sink unit, plumbing for washing machine, single glazed UPVC window, steps up to rear external door.

Inner Hall 10' 6" x 3' 3" (3.2m x 1.0m)

Loft access

Bathroom 5' 5" x 4' 11" (1.65m x 1.5m)

Bath with in bath electric shower, wash basin, rear timber window.

Toilet 5' 3" x 2' 4" (1.6m x 0.7m)

Low level WC, timber window.

1st Floor Landing 10' 6" x 4' 3" (3.2m x 1.3m)

Loft access, walk in cupboard

Bedroom 1 16' 1" x 10' 6" (4.9m x 3.2m)

Single glazed UPVC window

Bedroom 2 11' 6" x 7' 10" (3.5m x 2.4m)

Single glazed UVC window.

Bedroom 3 11' 2" x 7' 8" (3.4m x 2.4m)

Single glazed window. Small built in wardrobe

Exterior

Rear- to the rear of No.1 there is a small concreted yard area with steps leading up. To the rear of No.2 there are steps leading up to an open concreted yard area with small shed



Facilities – Electric Night Storage Heating and open solid fuel Fires

Services – Mains Water Electricity and Drainage – No Mains Gas available

Council Tax Band – Both properties are Band C

Energy Performance Rating - E for No 1 and No 2 Fairview

Tenure – Freehold

Disclaimers

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

