



52 Mona Street, Amlwch, Isle Of Anglesey,  
LL68 9AN



## Price: £104,950

- Ideal Starter or Buy to let home
- Greatly improved Mid terrace house
- Central Town location - Convenient for amenities
- Lounge/diner, Fitted Kitchen
- 2 Bedrooms, good bathroom
- Rear courtyard garden and shed
- Mains gas central heating, UPVC Double Glazing
- No Ongoing Chain, EPC D





## Accommodation - Ground Floor

**Lounge/Dining Room** 21' 0" x 10' 10" (6.4m x 3.29m)  
With feature spindled staircase to first floor, 2 double glazed windows, wall mounted electric fire, 2 radiators, fitted carpet 2022

**Kitchen** 9' 3" x 7' 0" (2.82m x 2.13m)  
Nicely fitted out with a good range of base and wall units with working surfaces and inset sink unit, built in oven hob and canopy, plumbing for washing machine, double glazed window, external door, tiled floor

**First Floor Landing**  
With loft access

**Front Bedroom 1** 10' 11" x 9' 1" (3.34m x 2.78m)  
Double glazed window, radiator.

**Rear Bedroom 2** 11' 10" x 5' 9" (3.6m x 1.74m)  
Double glazed window, radiator.

**Bathroom** 9' 4" x 7' 2" (2.84m x 2.18m)  
White 3 piece suite with panelled bath with mixer taps/shower attachment, wash basin, w.c., 2 double glazed windows, part tiled walls, Airing cupboard with gas central heating boiler.

**Externally**  
Enclosed rear courtyard garden area with shed and shared pedestrian access to road

**Facilities - Mains gas central heating, UPVC Double Glazing**  
**Services - Mains water, electricity, gas and drainage**

**Council Tax Band A Energy Performance Rating D**

**Tenure - Freehold**

## Disclaimer

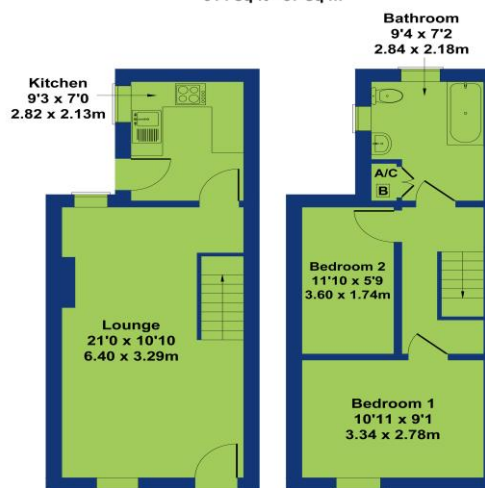
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## Anti Money Laundering Regulations

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

## 52 Mona Street Amlwch

Approximate Gross Internal Area  
614 sq ft - 57 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021  
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