



4 New Houses, Adjoining Gwylfa Estate,
Penybonc, Amlwch, Isle Of Anglesey, LL68 9DU



Price: £299,950

- 4 Brand New Semi Detached Houses
- In Course of Construction
- Expected Build Timescale is Spring 2024
- Small Select Close Near Town Centre
- Near to school and Health Centre
- Affording Good Family Accommodation
- Open Plan Fitted Kitchen/Diner
- Gas Central Heating UPVc D/Glazing
- 10 yr Warranty, 1 Affordable House





Ground Floor

Open Canopy Porch

Entrance Hallway 12' 6" x 10' 10" (3.8m x 3.3m) inc stairway

Cloakroom 6' 5" x 4' 3" (1.95m x 1.3m)

Lounge 12' 6" x 10' 10" (3.8m x 3.3m)

Dining Room 11' 2" x 10' 10" (3.4m x 3.3m)
Patio doors to rear

Fitted Kitchen 11' 2" x 9' 10" (3.4m x 3.0m)
Good range of fitted base and wall units to include worktops, sink unit, oven hob and canopy

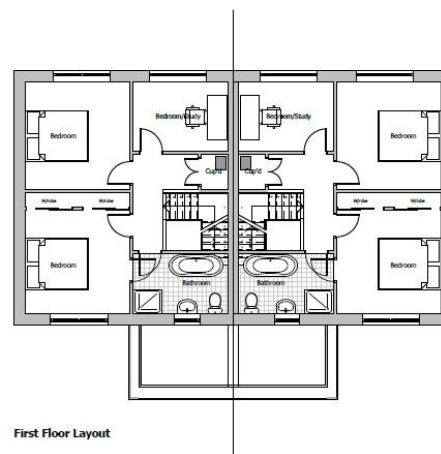
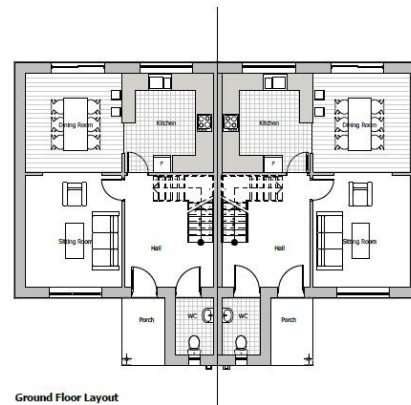
First floor landing

To include built in cupboard 1.1m x 0.85m

Bedroom 1 10' 10" x 10' 8" (3.3m x 3.25m)
Inc wardrobe space

Bedroom 2 11' 2" x 10' 10" (3.4m x 3.3m)

Bedroom 3 9' 10" x 8' 6" (3.0m x 2.6m)



Family Bathroom 9' 10" x 6' 3" (3.0m x 1.9m)

To be well fitted with a 3 piece suite and in bath shower

Exterior

The properties will be approached via a shared entrance way leading to a front close road with turning space leading to 2 car parking spaces and some green communal areas. To the rear will be well enclosed private fenced gardens to be levelled and seeded with patio area. Please note all 4 owners will become equal shared owners of communal areas with an equal shared maintenance obligation of road and communal area and section of kerbing running alongside health centre - see plan

Tenure - Freehold

Facilities - Mains gas central heating and upvc double glazing

Services mains water gas electric and drainage

Council Tax to be assessed on build

EPC - Predictive on build rating to be determined

Disclaimer

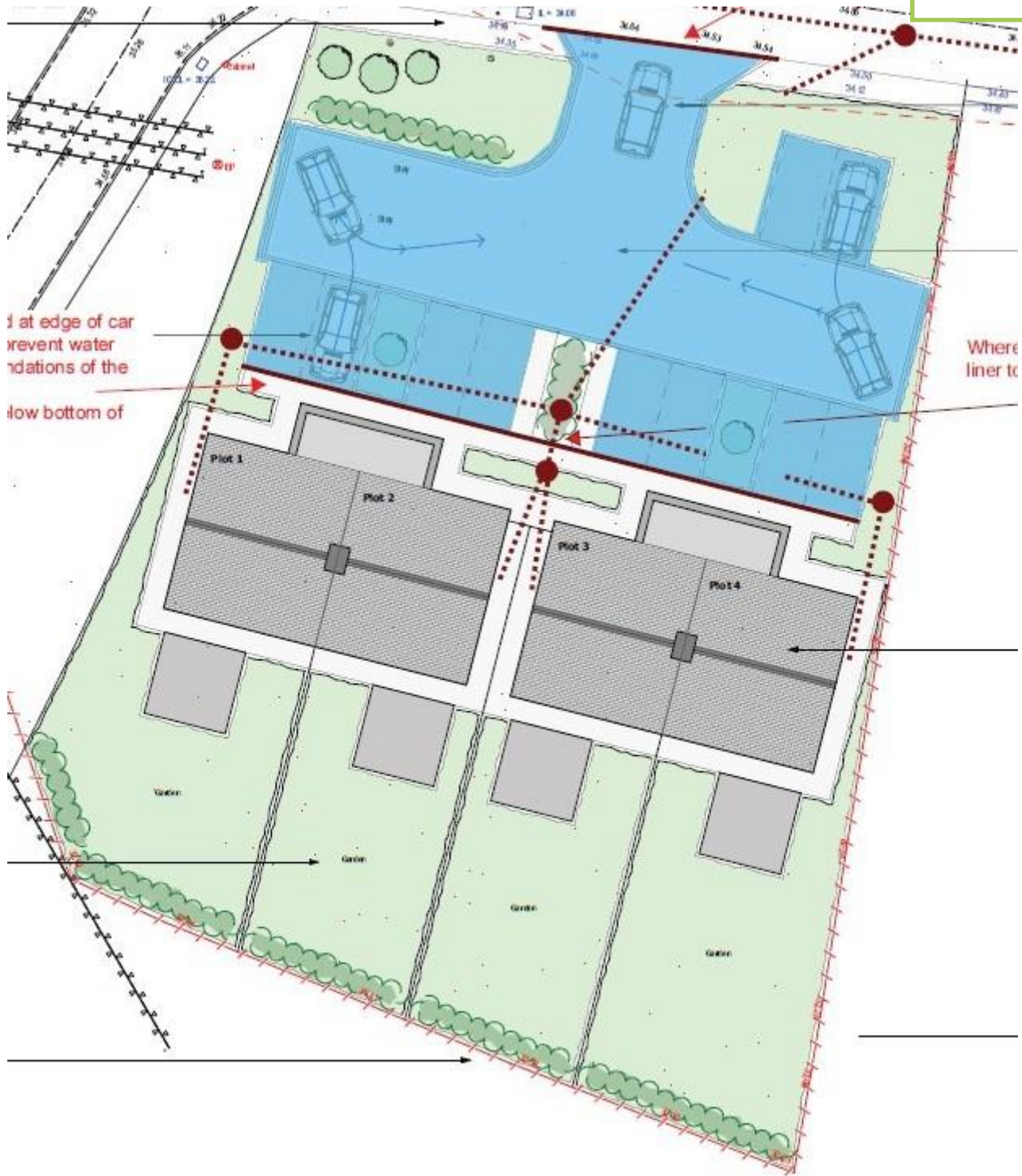
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PLEASE NOTE - Measurements are scaled off plan and subject to change. The CGI images have been provided by the seller and are an Artists Impression only and may not reflect the actual completed property.

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



Pictures are CGI Artist Images
Cemaes Bay Harbour
Amlwch Port Harbour



Site Area = 1445m2



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