



94 Maes Llwyn, Amlwch, Isle Of Anglesey,
LL68 9BG



Price: £154,950

- Delightful 3 bedroom semi detached house
- Set in popular edge of town estate
- Many improvements/great further potential
- 2 Reception rooms, fitted kitchen room
- Mains gas central heating
- Refitted shower room, separate cloaks
- Utility/shed, greenhouse, 2 sheds
- Front garden, enclosed rear garden
- Rear communal parking,
- No Ongoing Chain, EPC E





Accommodation - Ground Floor

Side timber double glazed door and panel to

Hallway 16' 3" x 5' 7" (4.96m x 1.7m)

Staircase to first floor, radiator, laminate floor

Lounge 12' 6" x 12' 10" (3.8m x 3.9m) max into bay
Stone and brick feature fireplace and plinths with living flame gas fire, Bay with single glazed upvc windows, radiator, laminate floor.

Dining Room 11' 2" x 8' 2" (3.4m x 2.5m)

Baxi bermuda gas fire and back boiler for hot water and central heating, upvc single glazed window, radiator, shelves to recess, built in cupboard, laminate floor.

Kitchen/Breakfast Room 15' 1" x 9' 2" (4.6m x 2.8m)
reducing to 3.1 and 1.8m

An enlarged kitchen area being well fitted with a good range of base and wall units with worktops (small breakfast bar) and sink unit, built in oven and overhead microwave, 4 ring gas hob and canopy, plumbing for dishwasher, upvc clad ceiling, upvc window, double glazed rear door and large side panel to rear garden and decking, storage area, meter cupboard, built in airing cupboard and hot water cylinder.



First Floor Landing 15' 1" x 5' 7" (4.6m x 1.7m)
radiator, side single glazed window, loft access

Cloakroom 6' 7" x 2' 11" (2.0m x 0.9m)
close coupled w.c, wash basin, tiled walls, laminate floor, single glazed window

Shower Room 7' 10" x 5' 7" (2.4m x 1.7m)
Shower cubicle and electric shower, vanity unit and wash basin, close coupled w.c., tiled walls, extractor fan, chrome heated towel rail, single glazed window, laminate floor

Bedroom 1 13' 5" x 11' 2" (4.1m x 3.4m)
Bay and single glazed upvc window, fitted wardrobes, radiator

Bedroom 2 10' 10" x 10' 10" (3.3m x 3.3m)
single glazed upvc window, radiator.

Bedroom 3 10' 10" x 6' 11" (3.3m x 2.1m)
single glazed window with view over rear garden, town and toward the coast and sea. radiator.

Exterior

A landscaped front garden with a wide variety of trees bushes and shrubs with stoned areas. Side courtyard area with bin storage. Rea well enclosed and private garden with high conifer screen hedging, lawned and stoned areas, raised timber decking area. ornate streetlamp, rear hedge/arch leads to further rear pathway area with gated access to the rear communal parking area. Greenhouse, timber storage shed, metal storage shed. attached Utility shed (2.8m x 2.2m) with worktops and plumbing for washing machine, upvc window and door.

Facilities - Mains gas central heating, part single and part double glazed upvc windows

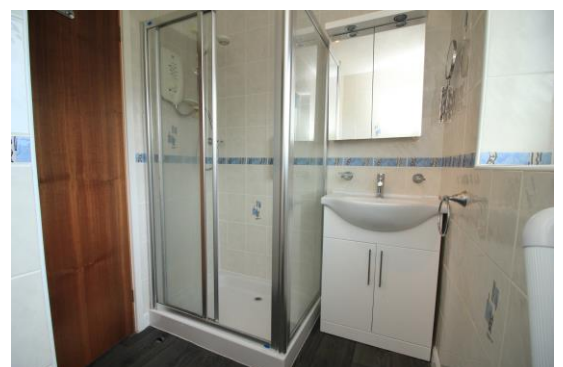
Services - mains water gas electric and drainage

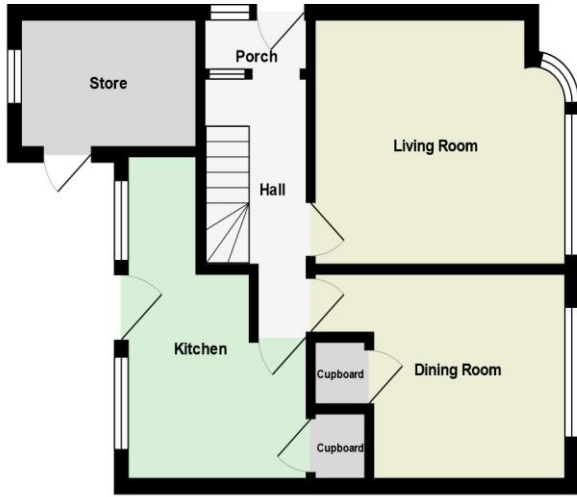
Tenure – Freehold - subject to Section 157 Local Person Occupier Restriction

**Council Tax Band C Energy Performance Rating E
Disclaimer**

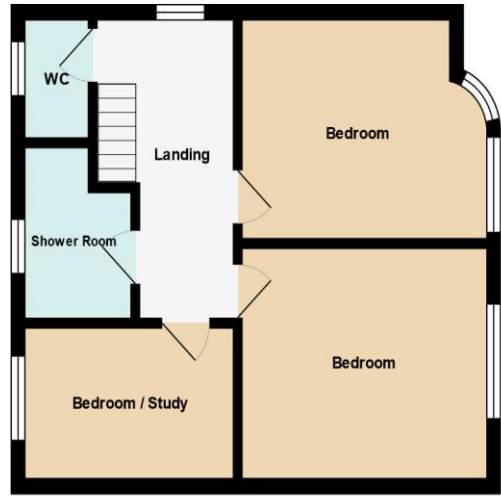
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Anti Money Laundering Regulations At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your cooperation to ensure there will be no delay in agreeing and progressing with the sale





Ground Floor



First Floor

Score	Energy rating	Current	Potential
82+	A		
81-81	B		84 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

