



65 High Street, Cemaes Bay, Isle Of Anglesey,  
LL67 0HL



## Price: £199,950 Fixed

- Impressive and re-modelled Terrace Cottage
- Set in pretty harbour and seaside village
- Ideal bolt hole or possible holiday let
- Ready for early occupation and no chain
- Rear patio and long garden to valley

- Cosy lounge with fireplace
- Refitted Kitchen Diner/bifolding doors
- Inc all appliances. EPC E
- 2 Bedrooms, Upvc Double Glazing
- Super shower room and f/f cloaks







### Ground Floor Accommodation

composite double glazed door to

#### Lounge 18' 0" x 8' 1" (5.48m x 2.46m)

Inglenook style recess open fireplace - ideal to site and fit a log burner, feature of turned staircase to first floor, under stairs cupboard, laminate floor, electric panel heater, downlighters, double glazed window. open to

#### Inner hall way 11' 6" x 3' 7" (3.5m x 1.1m)

open to lounge and kitchen

#### Super Shower Room 7' 3" x 5' 7" (2.2m x 1.7m)

Large shower enclosure with electric shower, close coupled w.c., vanity unit with wash basin, part tiled walls, tiled floor, chrome heated electric towel rail, downlighters, extractor.

#### Extended Refitted Kitchen and Dining room 22' 0" x 9' 2"

(6.7m x 2.8m)

The kitchen area has been extensively refitted with a contemporary range of wall and base units with complimentary worktops and includes a sink unit, built in oven/hob with canopy and includes a integral fridge and freezer with a built in washing machine. The dining area has a lovely aspect through bi folding doors to the rear patio and garden. Downlighters, laminate floor and electric panel heater





### First Floor Landing

Downlighters. New fitted carpets to landing and bedrooms

### Rear Bedroom 1 10' 6" x 8' 2" (3.2m x 2.5m)

Double glazed window, electric panel heater.

### Front Bedroom 2 8' 10" x 8' 2" (2.7m x 2.5m)

Double glazed window, electric panel heater

### Cloak room 5' 7" x 3' 7" (1.7m x 1.1m)

Close couple w.c, vanity unit with wash basin, tiled floor, downlighters, extractor fan

### Exterior

Rear raised paved patio with screening walls accessed from dining room and overlooking long rear garden which leads to the river valley beyond which provides a wooded footpath to the harbour. to be fenced

Self programmable electric panel radiators, UPVC double glazing

Services - Mains Water Electric and Drainage

Council Tax Band – No current rating Energy Performance Rating E

Tenure - Freehold

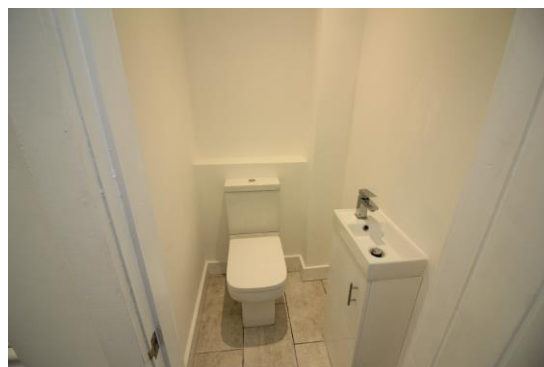
### Description

Having the WOW factor this impressively re-modelled and extensively refitted cottage-style period mid terrace house is set in the very popular seaside and harbour village of Cemaes Bay. The property could potentially used as a holiday let/AIRBNB with an income or it could be used as the ideal "Bolt Hole" cottage near the sea !

Within a short walk of the harbour, sandy beach, sea and coastal walks. Having a variety of local shops, café, eating houses and pubs the village is a popular coastal community. The property has been greatly improved and is very tastefully presented with all modern conveniences and it must be seen internally to be fully appreciated

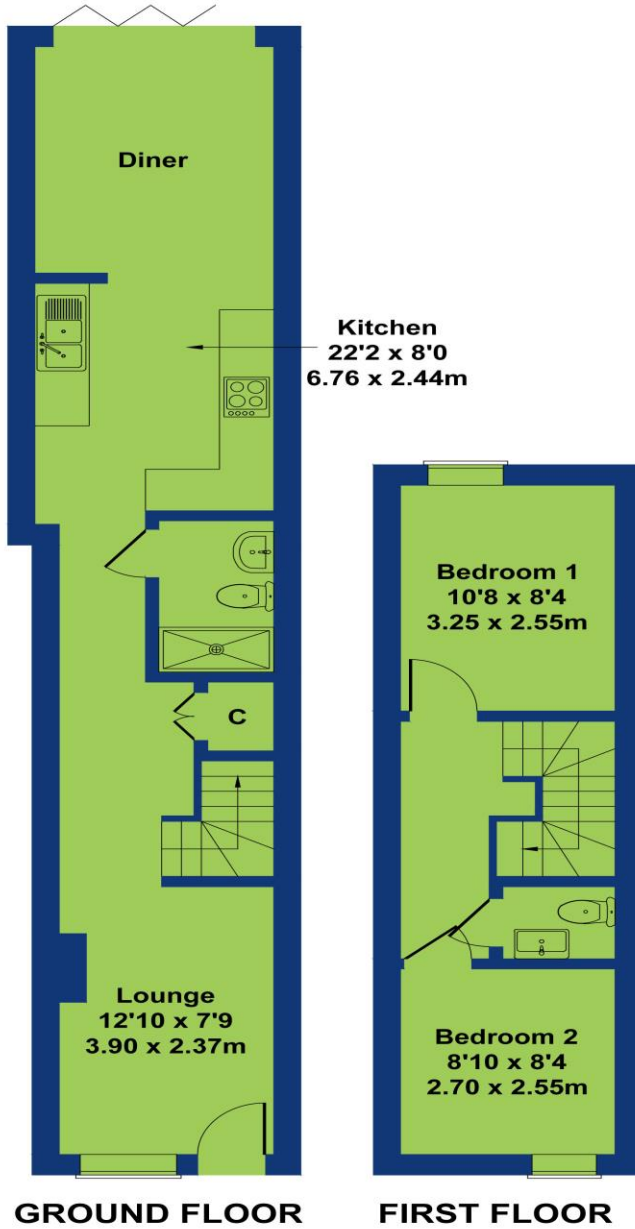
### Disclaimer

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



# 65 High Street Cemaes Bay

Approximate Gross Internal Area  
678 sq ft - 63 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		

