



2 Coastguard Houses , Penybanc, Amlwch, Isle Of Anglesey, LL68 9DU



Price: Was £184,950 Now £159,950

- Having a fantastic coast and sea view
- Elevated location on edge of town
- Generous 3 bedroom mid terrace house
- Long garden with potting shed, garage
- 2 Reception Rooms, Kitchen
- 3 Bedroom and modern wet room
- No ongoing chain, Gas Central Heating
- UPVC double glazing, EPC TBA



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Amlwch Port Harbour

Accommodation - Ground Floor

Upvc double glazed door to

Entrance Porch 6' 6" x 4' 1" (1.98m x 1.25m)

Tiled floor, glazed door to

Inner Hall 5' 7" x 3' 7" (1.7m x 1.1m)

Tiled floor , meter cupboard

Living Room 11' 10" x 11' 2" (3.6m x 3.4m)

Staircase to first floor, slate clad fireplace with alcoves, laminate floor, radiator. Open to

Lounge/ Dining room 16' 1" x 12' 2" (4.9m x 3.7m)

reducing to 2.6

Having a deep front bay with double glazed windows and external door framing views to garden and coast/sea beyond, radiator, laminate flooring, Mock timber fireplace surround and electric fire.

Kitchen 9' 2" x 8' 6" (2.8m x 2.6m)

Range of fitted base and wall units with working surfaces, tiled surrounds and inset sink unit. Housing for slot in cooker, washing machine and fridge, Double glazed window



First Floor Landing 12' 2" x 4' 11" (3.7m x 1.5m) with inner landing 2.5m x 0.9m
Loft access, built in cupboard housing gas combi central heating boiler.

Front Bedroom 1 12' 2" x 9' 2" (3.7m x 2.8m)
Upvc double glazed window and great sea and coast view, radiator.

Bedroom 2 12' 2" x 6' 11" (3.7m x 2.1m)
Double glazed window, radiator.

Bedroom 3 8' 6" x 7' 3" (2.6m x 2.2m)
Double glazed window and radiator.

Wetroom 6' 3" x 5' 3" (1.9m x 1.6m)
Refitted with a non slip self draining floor and shower area with mains fed shower and curtain, wash basin, w.c., heated towel rail/radiator, double glazed window, tiled walls.

Exterior

There is a long garden mainly to grass with path, potting shed and small store shed with pedestrian access. path and steps leads to door. There is a small enclosed courtyard with access to main door. Separate section with garage

Garage/Worshop 15' 9" x 10' 2" (4.8m x 3.09m)
up and over door and side personal door, side window.

Facilities Mains gas central heating and UPVC double glazing

Services - Mains water electricity gas and drainage

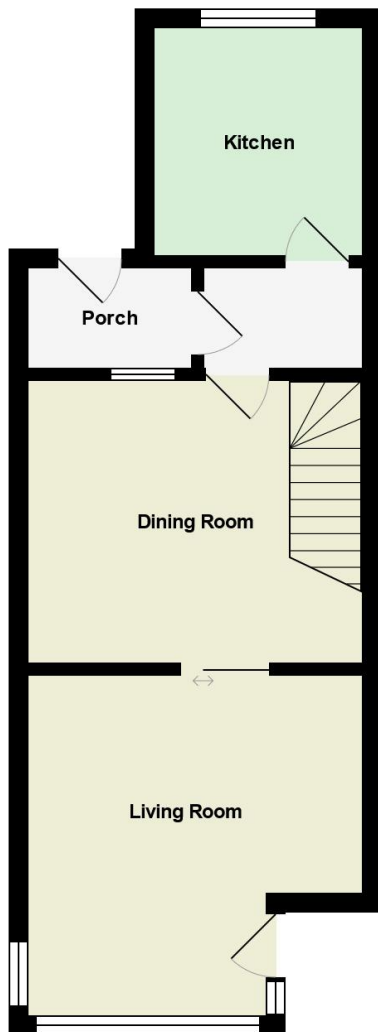
Council Tax Band B - Energy Performance Rating D

Tenure - Understood to be Freehold - To be verified - Title not registered

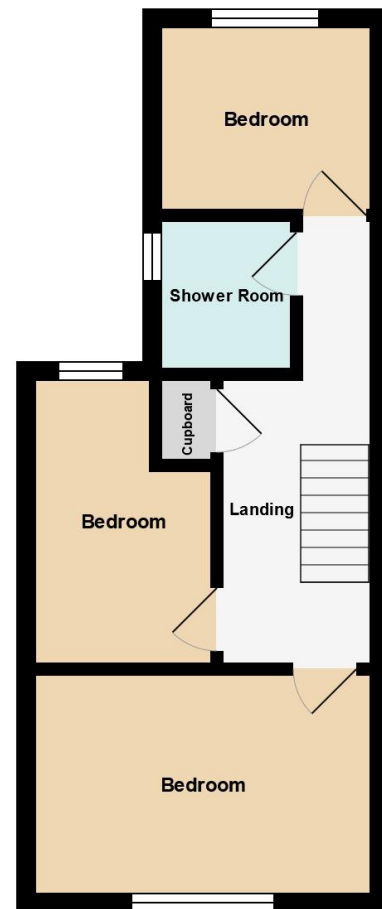
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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		

