



Grenville Cottage off Dinorben Court, Bull Bay Road, Amlwch, Isle Of Anglesey, LL68 9EA



Price: Was £139,950 now £129,950

- Generous period style semi detached House
- Set in small close near town centre
- Adjoining car park and parking
- Mains gas central heating, UPVC double glazing
- Lounge, good sized kitchen/diner
- 3 Bedrooms, bathroom/electric shower
- Side courtyard walled garden and shed.
- No Ongoing Chain, EPC D



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Ref: MP003070

Accommodation - Ground Floor

Upvc double glazed door to

Hall

Beamed ceiling door to

Kitchen/Diner 15' 1" x 14' 1" (4.6m x 4.3m)

Wide range of fitted oak finished base and wall units with working surfaces and tiled surrounds, inset sink unit, Built in oven and hob, integral fridge and dishwasher, provision for washing machine and fridge, beamed ceiling, double glazed window, tiled floor, built in cupboard. door to lounge

Lounge 12' 4" x 10' 2" (3.76m x 3.09m)

Feature fireplace extending to corner, double glazed window, radiator, laminate floor, beamed ceiling, door to hall

Side Hall

Double glazed door to courtyard garden and staircase to first floor.

First Floor Landing

2 Double glazed windows, loft access, Radiator.

Bedroom 1 11' 6" x 8' 6" (3.5m x 2.6m)

Double glazed window, loft access, radiator, cupboard housing gas central heating boiler

Bedroom 2 8' 6" x 7' 10" (2.6m x 2.4m)

Double glazed window, radiator

Bedroom 3 10' 6" x 5' 3" (3.2m x 1.6m) inc wardrobes

Double glazed window, radiator, fitted bank of wardrobes along one wall with sliding doors

Bathroom 6' 3" x 5' 7" (1.9m x 1.7m)

3 piece suite with paneled bath and in bath electric shower, wash basin, w.c., double glazed window, part tiled walls, laminate floor.

Exterior

Small walled fore garden and side walled courtyard garden with raised beds access gate. Attached small store shed.

Facilities - Mains Gas Central Heating and UPVC Double Glazing

Services - Mains water gas electric and drainage

Tenure -Freehold

Council Tax Band B Energy Performance Rating D Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may be 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

