



39 Maes Llwyn, Amlwch, Isle Of Anglesey, LL68
9BE



Price: £169,950

- Extended 3 Bedroom/2 Bathroom House
- Ideal family home in well regarded location
- Possible G/F bedroom with step free access
- Mains Gas CH & Upvc Double Glazing
- Front and rear gardens with patio area
- Excellent C EPC Rating, No chain
- 2 Reception rooms, sun room/utility
- Ground floor wet room, f/f Bathroom
- 3 Good Bedrooms, kitchen
- Having front aspect of fields





Accommodation - Ground Floor

Open Recessed Porch with double glazed door to

Entrance Hallway 12' 4" x 5' 11" (3.76m x 1.8m)
Radiator, staircase to first floor

Front Lounge 12' 10" x 10' 10" (3.9m x 3.3m)
Bay and double glazed window, radiator, double doors to living room. Its possible to use this room as bedroom with the rear wet room and side access offering step free access for those with restrictions on mobility.

Rear Living room
Radiator, laminate floor finish, double glazed door and window to rear sun room/utility.

Kitchen 8' 2" x 5' 7" (2.5m x 1.7m)
Base unit with inset sink and further double base unit with side 4 drawer unit, worktops, meter cupboard, under stairs cupboard, double glazed window open to

Rear Hall 5' 7" x 3' 4" (1.7m x 1.02m)
Door to sunroom/utility and Boiler room (2.0m x 0.8m) housing gas central heating boiler



Sun room/Utility 11' 10" x 5' 11" (3.6m x 1.8m)

A bright room with full height double glazed picture windows and external door, worktop and housing/plumbing below for appliances, roof dome, downlighters.



Wetroom 7' 7" x 5' 11" (2.3m x 1.8m)

Having non slip self-draining floor and corner shower area with electric shower, high level wash and dry closet w.c., wash basin, radiator, double glazed window, extractor, downlighters, upvc clad walls.



First Floor Landing 8' 2" x 7' 10" (2.49m x 2.39m)

Loft access, airing cupboard with factory insulated hot water cylinder.

Front Bedroom 1 12' 9" x 11' 2" (3.89m x 3.4m)

Bay and double glazed window with lovely aspect, radiator.

Rear bedroom 2 10' 2" x 7' 7" (3.09m x 2.3m)

Rear double glazed window, radiator.

Front Bedroom 3 7' 3" x 6' 11" (2.2m x 2.1m)

Front double glazed window, radiator, built in cupboard.

Bathroom 8' 10" x 5' 5" (2.7m x 1.65m)

Paneled bath and in bath electric shower, wash basin, w.c., 2 double glazed windows, heat/light unit, tiled walls.



Exterior

Front gate leads to the sloped path and side gated access to the rear. Garden to grass and shrubs/bushes. Rear paved patio garden area with cold water tap and steps up to a raised garden to grass with shrubs bushes and with a lovely sunny aspect and well enclosed.

Facilities - Mains gas central Heating and Upvc double glazing

Services - Mains water electricity gas and drainage

Tenure - We are advised FREEHOLD - Title is unregistered.

Council Tax Band B - Energy Performance Rating Band C

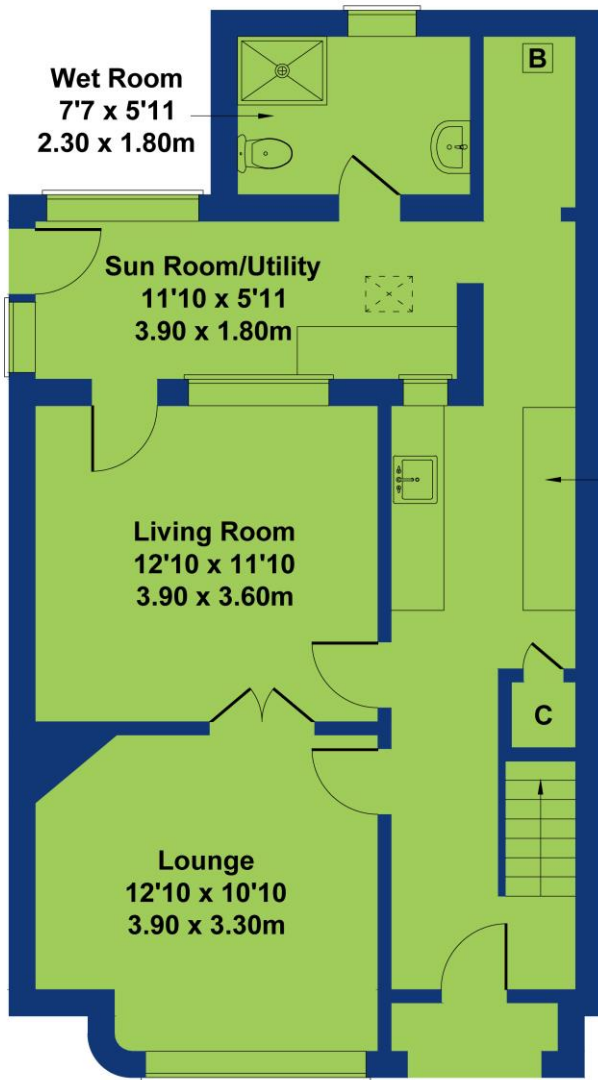
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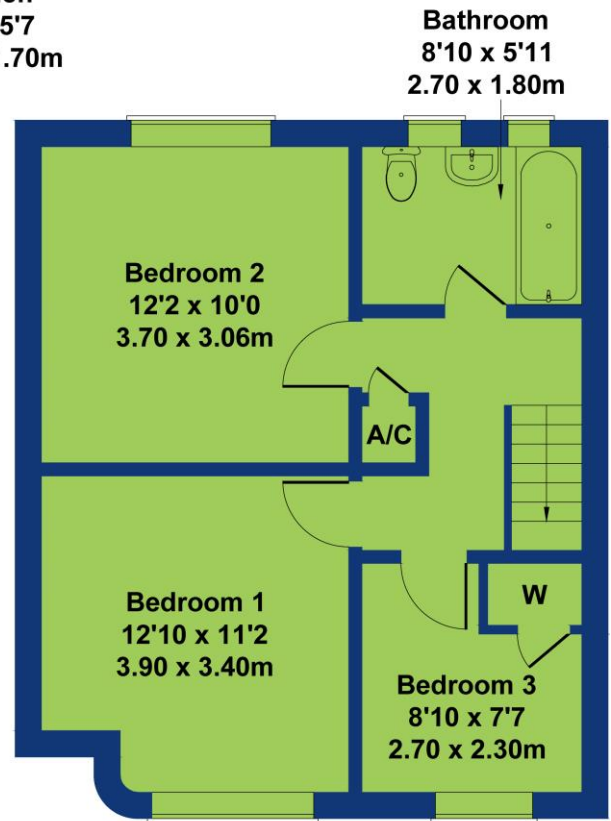
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Approximate Gross Internal Area
1184 sq ft - 110 sq m



GROUND FLOOR

Kitchen
8'2 x 5'7
2.50 x 1.70m



FIRST FLOOR

