



Haulfryn , 56 Salem Street, Amlwch, Isle Of Anglesey, LL68 9BT



Price: £149,950

- Ideal Starter Home - Lovely Mid Terrace house
- Greatly improved & well presented
- 2 Reception rooms, Fitted Kitchen
- utility & cloakroom, superb bathroom
- Rear low maintenance garden, shed and patio
- Rear open communal grassed parking area
- Mains gas central heating
- Upvc Double Glazing



Accommodation - Ground Floor

Double glazed door to

Vestibule 4' 11" x 3' 7" (1.5m x 1.09m)

Tiled floor, meter cupboard, double glazed door to

Hall 7' 10" x 3' 5" (2.4m x 1.05m)

Staircase to first floor, laminate floor finish

Font Lounge/ Diner 11' 6" x 9' 6" (3.5m x 2.9m)

Double glazed window, radiator

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

Feature fireplace and living flame gas fire, laminate floor finish, radiator, side panel and door to

Utility/Cloakroom 10' 0" x 7' 7" (3.06m x 2.3m)

Having a recess ideal for a fridge/freezer (formerly a shower area) worktop and space for tumble dryer, double glazed window and external door, roof light and a CLOAKROOM with w.c. and extractor.

Fitted Kitchen 9' 6" x 8' 2" (2.9m x 2.5m)

Well fitted with a range of base and wall units with black marble effect working surfaces and inset sink, provision for slot in gas oven, plumbing for washing machine, part tiled wall surrounds, double glazed window, radiator, understairs storage cupboard

First Floor Landing 10' 6" x 5' 7" (3.2m x 1.7m)

Loft access, built in cupboard

Bedroom 1 13' 9" x 10' 1" (4.2m x 3.08m)

2 double glazed windows, radiator, fitted bank of wardrobes and sliding doors.

Bedroom 2 10' 2" x 9' 6" (3.1m x 2.9m)

Double glazed window, radiator

Family Bathroom 8' 10" x 8' 2" (2.7m x 2.5m)

A super room which has been totally refitted with freestanding double end bath with ball and claw feet, shower cubicle with mains fed shower, wash basin, w.c., tiled walls and laminate floor with plastic clad ceiling, double glazed window, extractor unit, chrome heated towel rail/radiator, wall mounted boiler , airing cupboard.

Exterior

a lovely rear walled garden with paved patio and paths, artificial grassed areas, shed, double gates to the rear open grassed area which is used by local residents for communal parking and has a access to the public car park (annual licenses can also be acquired)

Facilities - Mains gas central heating, UPVC Double Glazing

Services - Mains water electricity gas 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

