



16 Orchard Park, Bonc Yr Odyn, Amlwch
Port, Amlwch, Isle Of Anglesey, LL68 9HS



Price: £120,000

- Impressive 40 x 20 Hayden Classic Park Home
- Occupying generous corner plot & rear rural aspect
- low maintenance gardens, drive and garage
- Full time residential Site
- Close to harbour/Pretty quayside
- Site currently being improved
- Lovely Lounge/diner and patio doors, fitted kitchen
- 3 Bedrooms, walk in wardrobe, 2 shower rooms
- LPG Gas central Heating Upvc Double Glazing
- Contents available, No Chain



Description

A 3 bedroom residential Park Home (Tingdene Hayden Classic 40 x 20 2006) set within a partially completed site in the community of Amlwch Port on the North Coast of Anglesey. A pretty harbour and quayside is within a few hundred yards and leads to the famous around the Island coastal footpath. The town of Amlwch has a wide range of shops, supermarket, health centre, pubs and eating houses, leisure amenities and golf course. Occupying a generous corner plot with low maintenance gardens parking and a detached garage. The site is understood to be in the process of being completed with the site owners planning a investment programme. The unit is located on a generous corner plot with low maintenance gardens, a garage, drive shed and a lovely rear rural aspect.

Lounge/Diner 19' 4" x 11' 2" (5.9m x 3.4m)

Feature bay with double glazed windows and a set of double glazed patio doors to rear garden with rural aspect, Mock fireplace, 2 radiators

Kitchen/Breakfast Room 13' 1" x 9' 6" (4.0m x 2.9m)

Good range of fitted base and wall units with working surfaces and built in electric oven and gas hob with cooker canopy, Dishwasher, integral fridge/freezer, cupboard housing lpg gas central heating boiler, double glazed door and window, radiator.

Inner Hall 16' 9" x 2' 11" (5.1m x 0.9m)

Cloaks cupboard

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

Walk in shower enclosure and mains fed shower, wash basin, w.c., extractor unit, plastic clad walls radiator, built in airing cupboard. (Formerly a bathroom and could be redesigned as such)

Bedroom 1 9' 2" x 9' 2" (2.8m x 2.8m)

Double glazed window and radiator, walk in wardrobe, access to en suite

En Suite Shower room 4' 11" x 4' 11" (1.5m x 1.5m)

Shower cubicle and mains fed shower, wash basin, w.c., extractor unit, radiator, double glazed window.

Bedroom 2 10' 2" x 7' 3" (3.1m x 2.2m)

Double glazed window, radiator, fitted bedroom furniture.

Bedroom 3 9' 2" x 6' 5" (2.8m x 1.96m)

Double glazed window, radiator

Exterior

To the front there is section of brick paved drive leading to the garage. Low maintenance stoned and paved areas which extend to side. To the rear there is a low maintenance garden with large paved patio area and side stoned areas with shrubs/bushes, further paved seating area with storage shed, stoned area with bushes lpg storage tank and drying area. Detached concrete sectional GARAGE.

Tenure

The site is FREEHOLD and the site owner has a license to operate a residential park home site. There is standard Written Agreement (under the Mobile home Act 1983 as amended by the Housing Act 2004 for the agreement to commence from 2007 to occupy the plot in perpetuity. Subject to the payment of a monthly Site Fee - Currently £250.32 To include water/sewerage and for that the mobile home to be kept in good repair and the exterior clean and tidy and to use the home as the main residence.

Council Tax Band B - Energy Performance exempt as being a mobile home.

Services - Mains water electricity and drainage. Lpg Bulk storage tank

Facilities - LPG Gas Central Heating, UPVC Double Glazing

Assignment of Agreement

The sellers will provide a Buyers Information Form at the time of purchase. Once accepted the buyer will complete a Notice of Proposed Sale form which will be sent to the site owner who has 21 days to agree to the sale. After which an Assignment Form will be completed by buyer and seller. Once completed the buyer will pay the seller 90% of the agreed price and 10% will be paid to the site owner with a Notice of Assignment form once the site owner provides banking details.

