



1 Bryn Dulas , Llaneilian, Amlwch, Anglesey,  
LL68 9NB



## Price: £149,950

- Attractive and Charming Semi detached Cottage
- Off road rural location close to village
- Front courtyard and parking
- Lounge/Diner, Kitchen, Inner hall
- Bedroom 1, Bathroom
- Useful large timber workshed/store
- shed, garden to rear
- LPG Gas central heating, UPVC double Glazing



## Accommodation

Upvc Double glazed door

### Lounge/diner 15' 9" x 10' 10" (4.8m x 3.3m)

Double glazed window, fireplace recess, radiator, meter cupboard, loft access, step up to

### Kitchen 12' 6" x 4' 11" (3.8m x 1.5m)

Range of fitted base and wall units with working surfaces inset sink unit and built in electric oven/hob and cooker canopy, provision for appliances/washing machine, built in storage cupboard, 2 double glazed windows and external door.

### Inner Hall

Walk in storage cupboard, built in storage cupboard, loft access, radiator, step.

### Bedroom 1 13' 5" x 9' 10" (4.1m x 3.0m)

Double glazed window, radiator, built in cupboards housing lpg gas central heating boiler.

### Bathroom 9' 2" x 5' 11" (2.8m x 1.8m)

Panelled bath and in bath mixer taps and shower attachment, wash basin, close coupled w.c., double glazed window, radiator, extractor.

## Exterior

Access from highway via over a short section of a private drive (right of way access for 2 Bryn Dulas) which then leads to an open front courtyard and parking/turning area. Side useful large timber workshop/shed, rear shed, garden and storage area for bottled gas.

**Services - Mains water electric and private shared drainage**

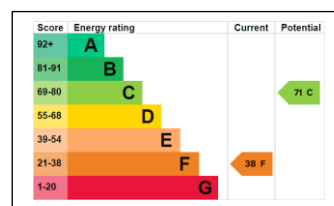
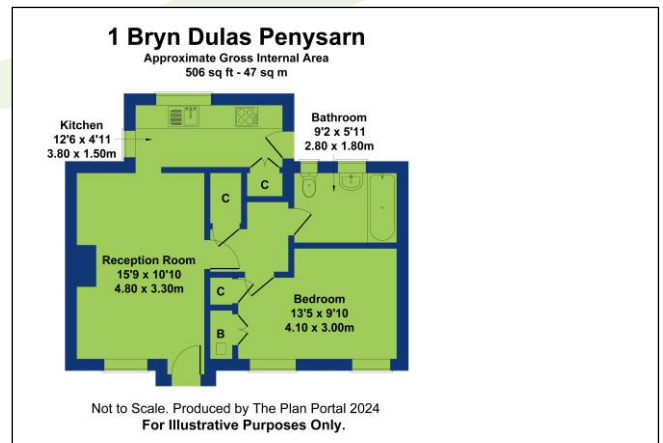
**Facilities - lpg gas bottle central heating, UPVC Double Glazing**

**Tenure - Freehold**

**Council Tax Band A - Energy Performance Rating F**

## Disclaimer

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



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