



40 Llaneilian Road, Amlwch, Anglesey,
LL68 9HU



Price: £195,000

- Pretty & Charming Refurbished Semi Det Cottage
- Close to Amlwch Port Square/Harbour /Quayside
- Currently a holiday Let - Could be sold ready to go
- Cosy Lounge and fireplace, 3 Bedrooms
- Mains Gas Central Heating, UPVC Double Glazing
- Refitted Kitchen/diner (appliances/patio doors)
- Refurbished shower room, Large shed
- Lovely enclosed garden/southerly/ rural aspect
- Hot tub/sauna + all contents available to purchase
- No Ongoing Chain, EPC D



Accommodation

Hall

Lounge 15' x 10'

Feature ornate fireplace with open solid fuel fire, double glazed window, radiator, wall light points

Refurbished Kitchen and Diner 18' 8" x 10' 11" (5.69m x 3.33m)

Kitchen area - Stylish and contemporarily refitted with a wide range of base and wall units with ample working surfaces and tiled surrounds including sink unit, double oven, hob, cooker extractor canopy, dishwasher, fridge and housing for washing machine. wall mounted gas central heating boiler. double glazed window. Diner - with double patio doors to garden and side window, loft hatch. tiled floor throughout and under floor electric heating

Rear Hall

double glazed external door, tiled floor

Bedroom 1 12' 4" x 10' 5" (3.76m x 3.18m)

Off rear hall, double glazed window, radiator, deep coving

Bedroom 2 10' 5" x 9' 10" (3.18m x 3.0m)

Off front hall, feature stone former fireplace, double glazed window, radiator, deep coving.

Bedroom 3/Study 10' 0" x 4' 7" (3.05m x 1.4m)

Off lounge, double glazed window, radiator.

Shower Room 6' 10" x 5' 5" (2.08m x 1.65m)

Refitted with walk in shower enclosure and mains fed shower, vanity unit with wash basin and concealed cistern w.c., tiled walls and floor, automatic downlighters, extractor, chrome heated towel rail/radiator, double glazed window.

Exterior

Front - Raised paved and stoned fore garden with steps, side upvc double glazed door leads to long side passageway with rear door and access to loft area (right of way for adjoining property). Rear - (approx 60' x 40') Having a lower level courtyard area with resin finish and seating area, access to passageway, tap, steps up to lovely enclosed generous gardens mainly to grass with shrubs bushes and a central paved path leading to a tiered paved seating /patio area (housing a hot tub - available for purchase). Large shed/workshop (7m x 3.6m) with power light and windows housing a sauna available for purchase.

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Facilities - Mains Gas Central Heating UPVC Double Glazing, Hard wired smoke/heat/co2 Detectors.

Services Mains water electric gas and drainage

Tenure - Freehold

Business Rates £2250 (100% current relief) Energy Performance Rating TBA

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

