



Adbury , Rhosybol, Amlwch, Isle Of Anglesey,
LL68 9PU



Price: £325,000

- Impressive refurbished 4 Bedroom House
- Generous plot with large rear garden
- Open rear rural outlook towards Snowdonia
- large parking area, Double length garage
- Cloak room, Utility Room, EPC E
- Lounge/wood burner, Occasional room
- Conservatory, Fitted kitchen/Breakfast
- G/f refitted bathroom & bedroom
- 3 f/f bedrooms, shower room
- Oil Central Heating, UPVC Double Glazing



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Accommodation - Ground Floor

Double glazed door to

Entrance Hallway 18' 1" x 5' 3" (5.5m x 1.6m)

Stair case to first floor, radiator, laminate floor.

Lounge 27' 3" x 9' 2" (8.3m x 2.8m)

Bay and double glazed window to front, side window, side double glazed patio doors and patio doors to conservatory 2 radiators, feature fireplace and log burner

Conservatory 29' 2" x 10' 2" (8.9m x 3.1m)

2 radiators, double door to garden

Family Bathroom 8' 10" x 6' 1" (2.7m x 1.86m)

Enlarged and refitted with a double glazed roof light, panelled bath, shower enclosure with mains fed shower, wash basin, w.c., all tiled and downlighters.

Bedroom 2 11' 10" x 11' 10" (3.6m x 3.6m)

Double glazed window, radiator

Refitted Kitchen/Breakfast room 15' 9" x 11' 6" (4.8m x 3.5m)

Refitted with an attractive range of light timber finished base and wall units with black marble effect working surfaces and tiled surrounds. Including inset sink unit, provision for slot in range and fridge/freezer, double glazed window overlooking conservatory, double glazed roof light, radiator

Occasional room 16' 9" x 8' 6" (5.1m x 2.6m)

Double glazed window and side window



Rear Hall

Steps to utility

Utility Area 6' 11" x 4' 7" (2.1m x 1.4m)

Fitted worktop and provision for appliances, side double glazed door, radiator.

Cloakroom 6' 11" x 4' 7" (2.1m x 1.4m)

Wash basin, w.c. radiator, plastic clad walls

First Floor Landing

Loft access, double glazed rooflight

Bedroom 1 13' 5" x 8' 10" (4.1m x 2.7m)

Dormer and double glazed window, side double glazed window, radiator, under eaves storage

Bedroom 2 17' 5" x 10' 2" (5.3m x 3.1m)

Dormer and double glazed window, side double glazed window, radiator, under eaves storage

Bedroom 4 9' 10" x 8' 2" (3.0m x 2.5m)

Double glazed window, radiator. Under eaves storage access

Shower Room 6' 11" x 2' 4" (2.1m x 0.7m)

Shower cubicle recess, w.c., wash basin, roof light, part tiled walls, access to under eaves storage

Exterior

Entrance from road to a large tarmac forecourt and parking area with ample room for several cars/boat or caravan storage, gate to side, oil storage tank access to side garage, Side ornamental pond and paved patio area. Large Rear garden mainly to grass with shrubs and bushes and trees. Useful open storage shed ideal for mower.

Detached Concrete Sectional Garage 23' 0" x 12' 2" (7.0m x 3.7m)

Up and over door and side door

Facilities - Oil central Heating, UPVC Double Glazing

Services Mains water electricity and private water treatment plant drainage

Council Tax Band E - Energy Performance Rating E

Tenure – Freehold

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



Adbury Rhosybol

Approximate Gross Internal Area
2153 sq ft - 200 sq m

WC
6'11 x 4'7
2.10 x 1.40m



GROUND FLOOR

Bathroom
8'10 x 5'3
2.70 x 1.60m

WC
6'11 x 2'4
2.10 x 0.70m



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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