

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







#### **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

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#### **Anti Money Laundering Regulations**

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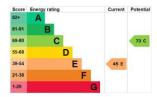
# **Adbury Rhosybol**

Approximate Gross Internal Area 2153 sq ft - 200 sq m



GROUND FLOOR FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024 For Illustrative Purposes Only.





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