



63 Maes Cynfor, Cemaes Bay, Isle Of Anglesey, LL67 0HS



Price: £168,000

- Pretty Seaside/Harbour village with beaches
- Generous 3 bedroom mid town house
- Overlooking countryside towards sea
- Edge of this popular Local Authority development
- No Ongoing Chain – EPC E
- 2 Reception rooms, Fitted kitchen
- 3 Bedrooms, bathroom, g/f shower room
- small store, fore garden, enclosed rear garden
- LPG Gas central heating, Upvc Double Glazing
- Requiring Refurbishment – Great Potential



Accommodation - Ground Floor

Open portico with double glazed door to

Entrance Hallway 10' 6" x 3' 11" (3.2m x 1.2m)

Havin ga turned staircase to first floor and open understairs storage, small built in cupboard, walk-in store cupboard. Radiator

Lounge 13' 4" x 10' 6" (4.07m x 3.19m)

Rear double glazed window, radiator, feature fireplace.

Dining Room 10' 6" x 7' 9" (3.19m x 2.36m)

Rear double glazed window and external door to garden, radiator, consumer unit cupboard.

Kitchen 10' 8" x 10' 8" (3.25m x 3.26m) reducing to 2.35m

Well fitted with a good range of light timber finished base and wall units with ample working surfaces and inset sink unit, provision for slot in cooker and cooker hood, provision for washing machine, radiator, timber clad ceiling with downlighters. Double glazed window and view to country and sea

First Floor Landing

radiator, loft access.

Rear Bedroom 1 13' 7" x 11' 2" (4.14m x 3.41m)

2 radiators, double glazed window

Rear Bedroom 2 10' 5" x 9' 9" (3.18m x 2.98m)

Radiator, double glazed window

Front Bedroom 3 8' 6" x 7' 7" (2.58m x 2.3m)

Radiator, double glazed window and sea view

Bathroom 9' 10" x 4' 3" (3.0m x 1.3m)

Corner bath with mixer taps and shower attachment, w.c., wash basin, radiator, double glazed window, built in cupboard with lpg gas central heating boiler

Exterior

The property is approached by a short section of footpath which leads to a small fore garden (ideal to create a sitting area to enjoy the view) and a open porch (housing gas bottles) with a small store shed. To the rear is a good sized well enclosed and private garden with a rear pedestrian access to path.

Facilities - lpg gas bottle central heating, upvc double glazing

Services Mains water electricity and drainage (no mains gas)

Tenure - Freehold

Council Tax Band B Energy Performance Rating E

Disclaimer

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

