

63 Maes Cynfor, Cemaes Bay, Isle Of Anglesey, LL67 OHS

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





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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)

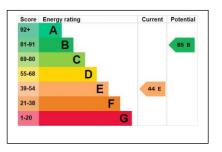
Tenure - Freehold

Council Tax Band B Energy Performance Rating E

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