



4 Graig Terrace, Llanddaniel, Gaerwen, Isle
Of Anglesey, LL60 6EF



Price: Was £154,950 Now £144,950

- Lovely End Terrace Character House
- Edge of village and mountain views
- Good sized enclosed rear garden
- Many improvements - Electric upgrade/Boiler 2022
- Freshly Decorated & New Carpets (Oct 2024)
- LPG(bottle) Gas Central Heating
- Part UPVC/Part Timber Double Glazing
- 2 Reception Rooms, compact Kitchen
- 2 Bedrooms, Good Bathroom, EPC G
- Ideal Starter Home



Accommodation - Ground Floor

Double glazed entrance door to

Hall

Staircase to first floor

Lounge 11' 10" x 8' 2" (3.6m x 2.48m) not inc
Deep box bay and double glazed window and view to mountains, radiator, electric fire, radiator, shelves.

Rear Living Room/Diner 13' 9" x 10' 2" (4.2m x 3.1m)
Double glazed window, fireplace and side plinth, understairs cupboard (power point for freezer etc) radiator.

Compact Kitchen 5' 10" x 4' 7" (1.79m x 1.4m)
Base and wall units with working surfaces and inset sink unit, space for fridge/cooker, double glazed window and upvc external door.

First Floor Landing

Loft access

Bedroom 1 10' 10" x 8' 2" (3.3m x 2.5m)
Double glazed window and views to mountains and countryside, radiator, recess

Bedroom 2 10' 6" x 6' 11" (3.2m x 2.1m)
Double glazed window, radiator.

Bathroom 7' 10" x 7' 7" (2.4m x 2.3m)
White 3 piece suite with paneled bath and in bath electric shower, wash basin, w.c., shaver/light point, double glazed window, radiator, cupboard housing central heating boiler

Exterior

Small fore garden, side gates and access path to rear.
Good sized enclosed rear garden mainly to grass with light point. Storage shed (2.1m x 1.1m) with power and plumbing for washing machine

Facilities - LPG Bottle gas central heating, part UPVC/part Timber Frame Double Glazing

Services - Mains water electricity and drainage

Council Tax Band B Energy Performance Rating G

Tenure - freehold

Disclaimer

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