



3 Council Houses, Lon Amlwch, Rhosybol,
Amlwch, Isle Of Anglesey, LL68 9PT



Price: £154,950

- Generous Mid Terrace Family House
- off road parking for several vehicles
- Rear open aspect and courtyard/shed
- Lounge, Kitchen/diner, shower room
- 3 First floor Bedrooms
- Lpg Gas Central Heating, UPVC Double Glazing
- No Ongoing chain, EPC D
- Ex Local Authority House - Section 157 agreement



Accommodation - Ground Floor

Double glazed door to

Entrance Porch 6' 4" x 4' 9" (1.92m x 1.44m)

2 double glazed windows, glazed door to

Hall 4' 7" x 3' 6" (1.4m x 1.06m)

Staircase to first floor

Lounge 16' 5" x 10' 7" (5.0m x 3.23m)

2 Double glazed windows, fireplace and gas fire, laminate floor

Kitchen/Diner 16' 5" x 8' 10" (5.0m x 2.7m) inc to 3.6

Range of fitted base and wall units with working surfaces/breakfast bar and inset sink unit, Provision for slot in cooker, plumbing for washing machine, part timber paneled walls, radiator, fireplace and electric fire, 4 double glazed windows.

Rear Hall 5' 3" x 3' 3" (1.6m x 1.0m)

External double glazed door

Shower Room 6' 7" x 5' 3" (2.0m x 1.6m)

Shower cubicle and electric shower, wash basin, w.c., clad walls, laminate floor finish, heated towel rail, double glazed window

First Floor Landing

Double glazed window, loft access.

Bedroom 1 16' 5" x 8' 10" (5.0m x 2.7m)

double glazed windows, radiator, cupboard with lpg gas central heating boiler

Bedroom 2 11' 6" x 8' 6" (3.5m x 2.6m)

Double glazed window, radiator, fireplace

Bedroom 3 7' 10" x 7' 7" (2.4m x 2.3m)

Double glazed window

Exterior

Front - Large off road tarmac parking area with room for 2-3 vehicles, lpg gas storage tank. Rear - Concreted courtyard area in 2 sections with storage shed, Rear pedestrian access.

Facilities - LPG (Bulk storage tank) Gas Central Heating, UPVC Double Glazing

Services - Mains water, electricity and drainage

Tenure - Freehold - Local Person Section 157 Agreement

Council Tax Band B

Energy Performance Rating D

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

