



28 Alaw View, Rhosybol, Amlwch, Isle Of Anglesey, LL68 9UD



**Price: Now £174,950**

- Comprehensively Refurbished Mid Town House
- Tasteful interiors and finishes - almost a new house
- Views to Lake and countryside
- Spacious Lounge and Patio doors
- Stylish fully fitted kitchen diner
- 3 Good bedrooms, stunning bathroom
- Re-wired/replumbed/re-pastered/new finishes
- New LPG Gas Central Heating, UPVC d/Glazing



## Accommodation - Ground floor

Double glazed door to

### Hall

Radiator and double glazed window, staircase to first floor.

### Through Lounge 18' 1" x 10' 10" (5.5m x 3.3m)

Rear feature double glazed double patio doors to rear garden, wall mounted electric fire, front double glazed window, radiator, downlighters

### Fully Fitted Kitchen Dining room 23' 2" x 11' 6" (7.05m x 3.5m) decreasing to 2.5

Having a stylish fitted kitchen area with a wide range of base and wall units forming a peninsular breakfast bar with ample with black marble effect working surfaces and including a n inset mono bloc sink unit, integral oven, gas hob and cooker canopy over, integral washing machine, 2 double glazed windows, rear double glazed door, radiator, downlighters, cupboard ideal for fridge.

### First Floor Landing

Cupboard housing gas bottle central heating boiler, loft access

### Front Bedroom 1 10' 10" x 10' 6" (3.3m x 3.2m)

Double glazed window and views to country and lake, radiator, downlighters, deep high level open recess.

### Front Bedroom 2 12' 10" x 8' 2" (3.9m x 2.5m)

Double glazed window and views to country and lake, radiator, double glazed window

### Rear Bedroom 3 10' 6" x 7' 3" (3.2m x 2.2m)

Double glazed window, radiator, downlighters

### Stunning Fitted Bathroom 8' 2" x 4' 11" (2.5m x 1.5m)

Newly fitted with white suite comprising shaped bath with in bath mains fed shower and glass side screen, vanity units housing wash basin and concealed cistern w.c., ladder style heated towel rail/radiator, complimentary tiled walls and floor, extractor, downlighters, double glazed window.

## Exterior

Front off road parking space ( seller may finish in tarmac depending on price achieved) Rear long garden which has been re turfed and re-fenced with access to rear road. External power point. lpg gas bottle storage area. Ample room to build a utility shed with access to services should a new owner wish to do so.

## Facilities - LPG gas bottle Central Heating, UPVC Double Glazing, Hard wired smoke detectors.

## Services - mains water electricity and drainage

### Note

The seller has carried out extensive renovations over recent years and is just completing the finishing touches and the house has not been occupied since being refitted so its almost as new. Works inc re-plastering, re-wiring, re-plumbing, new internal timber work and joinery including doors, new heating and double glazing, downlighters throughout, new fitted kitchen and bathroom, re-turfed garden and re-fenced, newly decorated and new carpets.

## Council Tax Band C Energy Performance Rating F

### Disclaimer

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