



1 Harbour Lights, Cemaes Bay, Isle Of Anglesey, LL67 0NN



Price: Dramatic Reduction Was £299,950 Now Offers Over £220,000

- Overlooking A Pretty Harbour and Beach
- Impressive Sea View and yards from Beach
- Substantial Family Sized Character Home
- 4 Bedroom Semi Detached House
- High Heat Retention Storage Heating
- Rear Courtyard and Garage/Outbuilding
- Side drive, parking, Fitted Kitchen and utility
- 2 Reception Rooms, Requires Repair/Improvement
- Cloakroom, Shower Room, Balcony off Beds
- Upvc Double Glazing, EPC E, No Chain



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Accommodation - Ground floor

Entrance Porch 4' 11" x 3' 10" (1.5m x 1.18m)

Double glazed all around and sea views

Entrance Hallway 9' 6" x 6' 2" (2.9m x 1.89m)

Storage heater, WALK IN AIRING CUPBOARD with shelving and access to hot water cylinder

Through Lounge 21' 4" x 10' 6" (6.5m x 3.19m)

Having a large bay with double glazed windows and super sea views, fireplace and log burner, 2 storage heaters, open to an inner hall area with shelving and meter cupboard, double glazed double doors to



Reception Room 2 11' 10" x 10' 6" (3.6m x 3.2m)

Double glazed double patio doors to rear courtyard. side double glazed window, storage heater.

Fitted Kitchen 14' 1" x 6' 11" (4.3m x 2.1m)

Well fitted out with a contemporary base and wall units with complimentary working surfaces and inset sink unit, 4 ring lpg gas hob and cooker hood, built in double oven, part tiled walls, provision for fridge/dishwasher, rear double glazed window.



Rear Hall and Utility Area 9' 6" x 2' 11" (2.9m x 0.9m)

Quarry tiled floor, plumbing for washing machine, double glazed door to

Rear Porch 5' 3" x 2' 7" (1.6m x 0.8m)

Double glazed all around with double glazed roof and external door to courtyard

Shower Room 7' 3" x 5' 3" (2.2m x 1.6m)

Of main hall: Shower enclosure with electric shower, wash basin, w.c., shaver point, part tiled and part plastic panelled walls, built in cupboard, double glazed window

First Floor Landing

Double glazed window, storage heater.

Cloakroom 4' 11" x 2' 11" (1.5m x 0.9m)

Wash basin and W.C.

Front Bedroom 1 14' 9" x 6' 11" (4.5m x 2.1m)

Double glazed door to balcony and sea view, storage heater

Rear Bedroom 2 12' 2" x 10' 6" (3.7m x 3.2m)

Double glazed window, storage heater, corner shower cubicle and extractor

Front Bedroom 4 14' 1" x 7' 3" (4.3m x 2.2m)

Double glazed window and sea view, storage heater, built in cupboard

Front Bedroom 1 8' 6" x 7' 10" (2.6m x 2.4m)

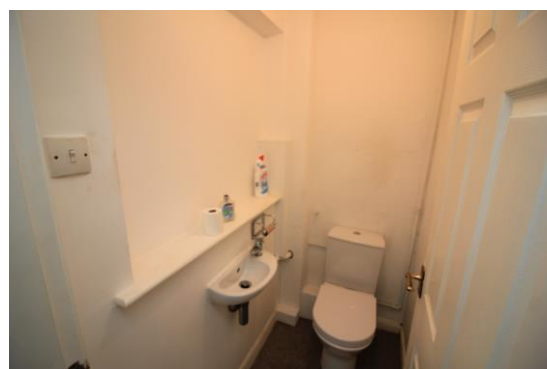
Double glazed door to balcony and sea view, storage heater, loft access, built in cupboard.

Exterior

To the front there is a pedestrian gate and small walled fore garden. Double gates to the side lead to the drive/parking space and timber double gates lead to the rear. At the rear there is a walled and private courtyard garden with an upper section. Access to the Single Garage/outbuilding with and up and over door and side door

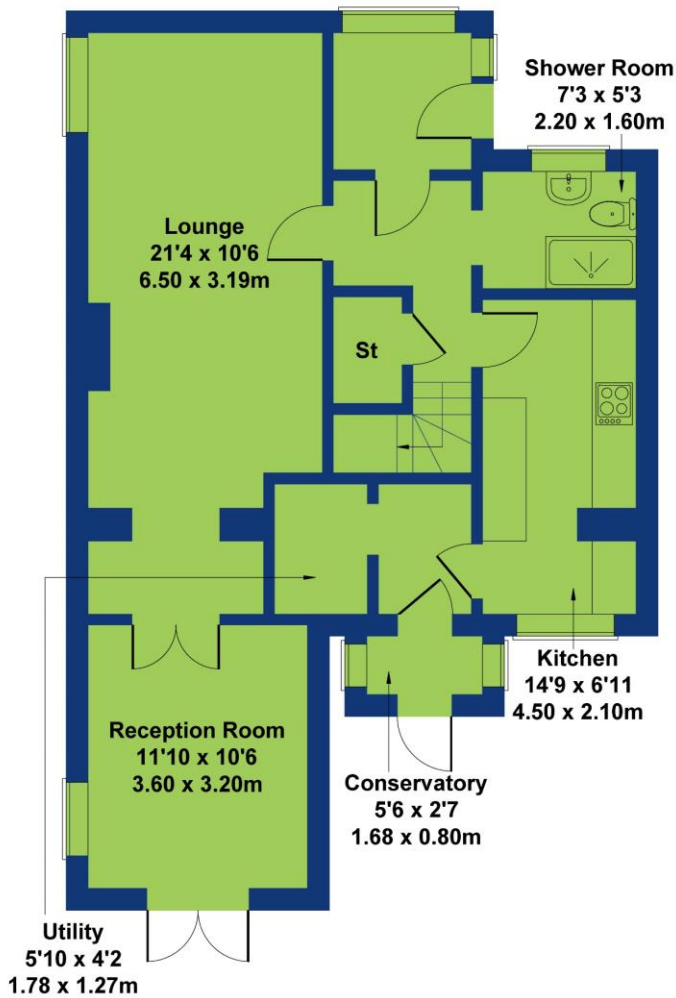
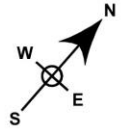
Facilities - High Heat Retention Radiators with controls,**UPVC Double Glazing****Services - Mains water electricity and drainage****Tenure - Freehold****Council Tax Band C - Energy Performance Certificate E****Disclaimer**

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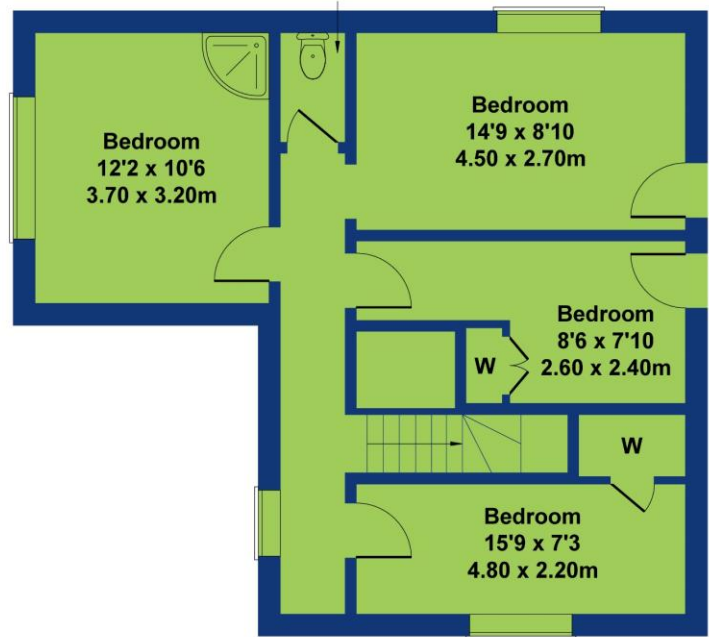


Harbour View 1 Harbour Lights Cemaes Bay

Approximate Gross Internal Area
1335 sq ft - 124 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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