



Goetra, Market Street, Amlwch, Isle Of Anglesey, LL68 9ET



**Price: £165,000**

- Impressively refurbished Character End House
- Tasteful and well-presented interiors
- Generous and bright accommodation
- 2 Reception rooms, Fitted Kitchen/appliances
- Loft Room/Occasional room – current an office
- Utility/Porch, Hall and feature staircase
- 3 Good Bedrooms, Superb bathroom
- Mains Gas central heating, Double Glazing
- Patio garden and tiered separate garden
- EPC E – Viewing essential



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#### **Accommodation - Ground Floor**

Composite double glazed door to

**Entrance Hall** 19' 0" x 4' 3" (5.8m x 1.3m)

Feature timber spindled staircase to first floor, wood effect laminate floor finish, meter cupboard, radiator

**Lounge** 12' 6" x 10' 9" (3.8m x 3.28m) not including bay

Deep bay with double glazed windows, timber fireplace surround and electric fire, radiator, wood effect laminate flooring. timber glazed panel door

**Dining Room** 11' 10" x 10' 6" (3.6m x 3.2m)

Radiator, wood laminate floor finish, glazed panel timber doors to utility porch and hall

**Fitted Kitchen** 12' 10" x 10' 4" (3.9m x 3.16m) plus 1.7m x 1.5m

Extended Kitchen with a comprehensive range of contemporary base and wall units with wine and plate racks. Including a stainless steel sink unit, recess with gas cooker range and extractor, dishwasher and ample space for large fridge freezer, Timber effect worktops and tiled surrounds, 2 timber double glazed windows, timber floor finish, downlighters, radiator, door to

**Utility Porch** 6' 2" x 5' 7" (1.89m x 1.7m)

Worktop and wall unit with plumbing for washing machine, tiled floor, timber double glazed window and external door.





**First Floor Landing** 15' 1" x 4' 11" (4.6m x 1.5m)

Radiator, timber spindled balustrade, hinged loft access cover and retractable timber ladder leading to loft room

**Rear Bedroom 1** 11' 6" x 10' 2" (3.5m x 3.1m)

Timber double glazed window, timber laminate floor, radiator.

**Front Bedroom 2** 12' 2" x 8' 6" (3.7m x 2.6m)

Upvc double glazed window, radiator, timber laminate floor finish.

**Front Bedroom 3** 8' 10" x 8' 2" (2.7m x 2.5m)

Upvc double glazed window, radiator, timber laminate floor finish.

**Stunning Bathroom** 10' 10" x 8' 10" (3.3m x 2.7m)

A spacious light room with a vaulted ceiling and exposed beams and downlighters - Having a free standing roll top bath with claw and ball feet and a side mixer tap and shower attachment, shower enclosure with glass screen and mains shower, close couple w.c, wash basin, built in airing cupboard with mirrored sliding doors and boiler, heated upright towel rail/radiator, part tiled walls and floor, 3 double glazed timber windows.

**Loft/Occasional Room/Currently a home office** (4.9m x 2.1m) Restricted headroom, double glazed roof light, carpeted/power and light, radiator, 4 access doors to eaves, access via retractable ladder

**Exterior**

Front walled small fore garden area. Side shared gate (lockable) and foot path gives access to side, rear and gardens. Small stoned courtyard are to rear of utility/porch. Steps from the side path lead up to 2 garden areas. And enclosed and fenced patio area with timber shed. Further tiered garden to grass with rock outcrops and the upper section has a pleasant outlook ideal for a further seating area.

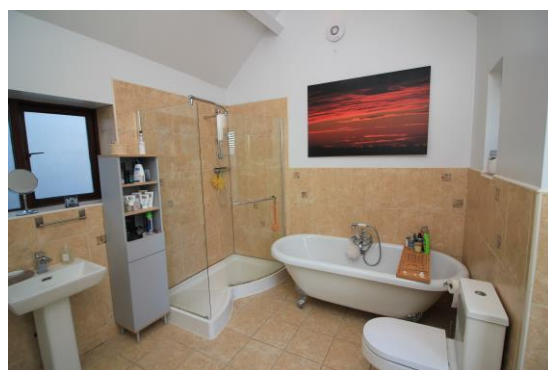
**Facilities - Mains gas central heating (serviced) and part UPVC/Part timber double glazing**

**Services Mains water gas electricity and drainage**

**Tenure Freehold Council Tax B Energy Performance Certificate E**

**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



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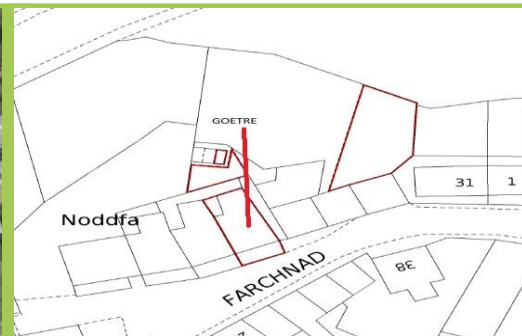
Approximate Gross Internal Area  
1195 sq ft - 111 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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