



10a The Links, Amlwch, Isle Of Anglesey,
LL68 9EG



Price: £349,950

- Impressive bright spacious Detached Family House
- End of cul de sac with semi rural aspect
- Lovely country views and close to coast /golf course
- Tasteful well presented interiors and lovely gardens
- Double garage/utility/cloaks, Drive/Parking
- 2 Reception rooms, Conservatory
- Cloakroom and utility area
- Kitchen/Breakfast room, boiler room, pantry
- 3 Good Bedrooms, Spacious Bathroom
- Mains Gas Central Heating
- UPVC Double Glazing – EPC E



monproperties.co.uk



Accommodation - Ground Floor

Entrance Porch 9' 10" x 3' 7" (3.0m x 1.1m)
Quarry tiled floor

Hallway 10' 5" x 4' 11" (3.18m x 1.5m)
Turned staircase to first floor and understairs cupboard, radiator

Cloakroom 5' 3" x 4' 5" (1.6m x 1.35m)
Vanity wash basin, w.c., part tiled walls and tiled floor, window to porch, extractor

Through Lounge 22' 4" x 12' 6" (6.8m x 3.8m)
Feature marble fireplace and open flame gas fire, 2 double glazed windows, 2 radiators, double glazed sliding patio doors to conservatory, open to

Dining Room 12' 2" x 7' 7" (3.7m x 2.3m)
Cherry wood laminate floor finish, radiator, frosted picture window to kitchen

Conservatory 11' 2" x 7' 10" (3.4m x 2.4m)
surrounding double glazed windows and sliding patio doors leading to garden, oak effect laminate floor finish, radiator.



Kitchen/Breakfast Room 15' 9" x 8' 2" (4.8m x 2.49m)

Range of timber effect fitted base and wall units with breakfast table and working surfaces including an inset sink unit, built in electric double oven, hob and canopy. Provision for dishwasher and fridge, radiator, mock beamed ceiling and downlighters, walk in pantry (1.7m x 1.13m) , double glazed window overlooking garden.

**Rear Hall/Utility** 8' 2" x 3' 7" (2.5m x 1.1m)

Double glazed window and external door tiled floor plumbing for washing machine.

Boiler room 6' 3" x 3' 11" (1.9m x 1.2m)

Wall mounted gas central heating boiler, radiator

First Floor Landing

Loft access, double glazed window to side.

Front Bedroom 1 12' 10" x 11' 6" (3.9m x 3.5m)

Double glazed window and rural aspect, built in double wardrobe, radiator.

**Rear Bedroom 2** 11' 10" x 8' 6" (3.6m x 2.6m)

Rear double glazed window and rural aspect, built in double wardrobe, radiator

Front Bedroom 3 10' 6" x 8' 6" (3.2m x 2.6m)

Front double glazed window and rural view, radiator

**Spacious Bathroom** 10' 6" x 7' 3" (3.2m x 2.2m)

Panelled bath with in bath electric shower and side glazed screen, wash basin, w.c., radiator, double glazed window, part tiled walls, extractor, built in airing cupboard and hot water storage cylinder.

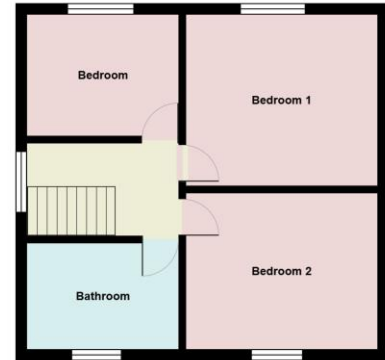
Exterior

Front - Double gates lead to a drive and parking area with access to the garage. Tidy lawned area with side strip with flower bed borders and variety of shrubs, bushes & trees. Gated access to rear Rear - Lovely low maintenance and very neat gardens of lawned areas, 2 seating/patio areas, flower beds, small pond, greenhouse, variety of shrubs bushes and trees. gate to further fenced/walled strip garden laid to grass and vegetable area (former track with right of way and access path to main Bull Bay Road.

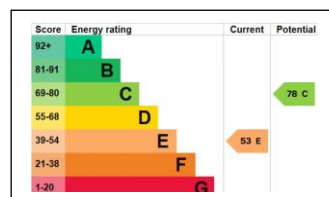
Double Garage 19' 4" x 18' 1" (5.9m x 5.5m)

2 up and over doors, consumer unit, 2 windows, deep inspection pit. Utility and Separate Toilet area (2m x1.5m) with sink unit, tap, and w.c., rear door.

**Facilities - Mains gas central heating, UPVC Double Glazing****Services - Mains water gas electricity and drainage****Tenure - Freehold****Council Tax Band E – Energy Performance Rating E**



Measurements are for illustrative purposes only



Disclaimer -The information provided about this property does not constitute or form part of an offer or contract, nor may 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

