



3 Mill Cottages , Cemaes Bay, Isle Of Anglesey,
LL67 0DS



Price: £129,950

- Charming End Terrace 2 Bedroom Cottage
- Originally part of the Windmill buildings
- On the outskirts of Cemaes Bay
- Pretty harbour and seaside community
- Multi Fuel Central Heating, EPC F

- Porch, Lounge with wood burner
- Fitted kitchen, Shower room
- Large landing/study area, 2 bedrooms
- Small courtyard and side access path
- Upvc Double Glazing, No Ongoing Chain



monproperties.co.uk



Cemaes Bay Harbour and Beach

Accommodation - Ground floor

Double Glazed entrance door to

Entrance Porch 4' 11" x 4' 3" (1.49m x 1.3m)

Double glazed window, tiled floor, fitted cupboard, door to

Hall

Staircase to first floor, tiled floor, fitted consumer unit cupboard, beamed ceiling

Lounge 15' 9" x 12' 1" (4.79m x 3.69m)

Large inglenook style fireplace with brick feature and timber mantel inset multi fuel burner with boiler for heating and hot water, beamed ceiling, double glazed door to courtyard, double glazed window to rear, oak timber flooring

Kitchen/Breakfast Room 10' 10" x 9' 2" (3.3m x 2.8m)

Fitted with a contemporary range of base and wall units with working surfaces, tiled surround and inset 1 1/2 bowl sink unit, built in fridge/freezer, oven, 4 ring gas (lpg bottle) hob and concealed overhead cooker canopy, provision for washing machine, tiled floor, understairs cupboard, beamed ceiling, double glazed window to rear and side window with rural and distant sea view.

Shower Room 8' 2" x 5' 9" (2.5m x 1.75m)

Recess and shower enclosure with electric shower, wash basin, w.c., tiled floor, part timber clad walls, double glazed window, radiator, beamed ceiling, airing cupboard with factory insulated hot water cylinder.



First Floor Landing/Study area 15' 9" x 8' 6" (4.8m x 2.6m)

A large open area with access to both bedrooms, spindled balustrade and timber flooring, 2 double glazed window.

Bedroom 1 15' 7" x 8' 2" (4.76m x 2.5m)

2 double glazed windows, radiator, timber floorboards, fitted wardrobes, loft access

Bedroom 2 15' 9" x 8' 10" (4.8m x 2.7m)

Side double glazed window with rural and distant sea view, rear double glazed window, radiator, timber floor boards, fitted wardrobes

Exterior

To the side there is a concrete access path to the road with tap, Right of access. To the rear is a small concreted courtyard are with a section of decking, lpg gas bottle point, small open log store. access gate and right of access to parking area. We are advised the property has an allocated parking space in this area.

Facilities –

**Solid fuel/multi fuel wood burner central Heating,
UPVC Double Glazing**

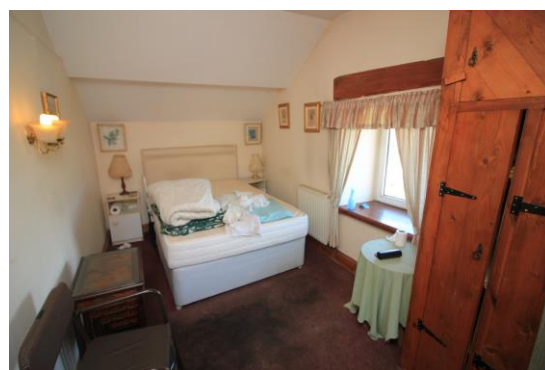
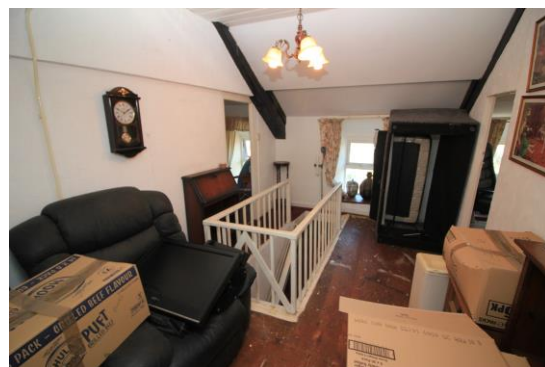
Services Mains water electricity and drainage

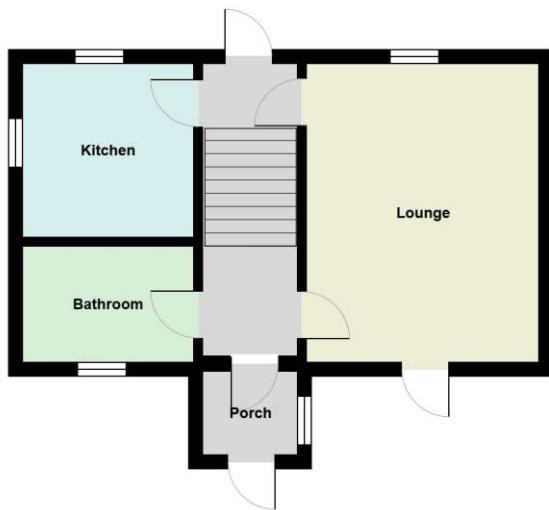
Tenure - Freehold

Council Tax Band B Energy Performance Rating F

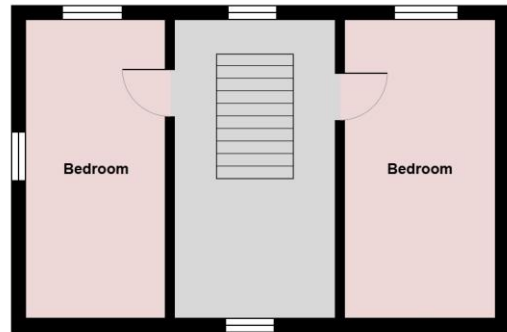
Disclaimer

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





Ground Floor



First Floor

Measurements are for illustrative purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	34 F	

