



Tyn Llain , Llanfechell, Amlwch, Isle Of Anglesey, LL68 0SE



Price: £199,950

- Charming and Character Detached Welsh Cottage
- Lovely Peaceful Country Lane Location
- 2 miles of Pretty Harbour and Seaside village
- Generous Very Private and Sunny Garden
- Off road side parking/2 vehicles
- Oil Central Heating, UPVC Double Glazing
- EPC D - Solar Panels - No Chain
- Lounge with log burner, 2 Bedrooms
- Refitted shower room, Kitchen/Appliances available



Accommodation

upvc double glazed door to

Vestibule/Hall

Lounge 15' 1" x 10' 2" (4.6m x 3.09m)

Fireplace recess with log burner, 2 double glazed windows

Kitchen 15' 1" x 9' 6" (4.6m x 2.9m) reducing to 1.9

Range of fitted base and wall units with timber effect working surfaces and part tiled wall surrounds. Inset double drainer sink unit Provision for electric cooker, washing machine and fridge (available to purchase) cooker canopy, 2 double glazed windows, vertical slated radiator.

Shower Room 7' 7" x 6' 7" (2.3m x 2.0m)

Large shower enclosure with electric shower, wash basin, w.c., radiator, tiled walls and floor, double glazed window, loft access.

Inner Hall

External double glazed door, wall mounted consumer unit

Bedroom 1 11' 10" x 7' 10" (3.6m x 2.4m)

Double glazed window, radiator.

Bedroom 2 12' 2" x 7' 10" (3.7m x 2.4m)

Double glazed window, radiator, built in wardrobe/airing cupboard with radiator.

Exterior

Side off road concreted car parking space/2 vehicles, gate to rear. Lovely sunny and private generous rear gardens with patio/seating area with flower beds, external oil central heating boiler, plastic oil storage tank. lawned areas with shrubs bushes and trees, compost area, timber garden shed.

Facilities - Recently installed external oil boiler/central heating, solar panels and UPVC double Glazing

Services - Mains water electricity and drainage - No gas

Tenure - Freehold

Council Tax Band C Energy Performance Rating D

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

