



5 Orchard Park, Bonc Yr Odyn, Amlwch Port,  
Amlwch, Isle Of Anglesey, LL68 9HS



**Price: £95,000**

- Impressive 40 x 20 Omar Oulton Excel Park Home
- Occupying a corner plot on small residential estate
- Close to pretty harbour and quayside
- Low Maintenance gardens and Lovely Patio Area
- Open Plan Lounge and Diner, Fitted kitchen
- Master Bedroom/En suite shower/ Walk in Wardrobe
- Bedroom 2, Refitted Shower room
- Lpg Gas Central Heating, Upvc Double Glazing
- Full time Residential Site - No Chain
- Well presented bright interiors





## Description

A 2 bedroom residential Park Home (Omar Oulton Excel 40 x 20 2004) set within a partially completed site in the community of Amlwch Port on the North Coast of Anglesey. A pretty harbour and quayside is within a few hundred yards and leads to the famous around the Island coastal footpath. The town of Amlwch has a wide range of shops, supermarket, health centre, pubs and eating houses, leisure amenities and golf course. Occupying a corner plot with low maintenance gardens parking/drive. The site is understood to be in the process of being completed with the site owners planning a investment programme..

## Entrance Hall

External double glazed door, built in storage cupboard, radiator.

## Open Plan Lounge and Dining room

**Lounge area** 17' 5" x 11' 2" (5.3m x 3.4m)

2 Double glazed windows, 2 radiators, mock feature fireplace and electric fire

**Dining area** 8' 2" x 7' 10" (2.5m x 2.4m)

Upvc double glazed window, radiator

**Fitted Kitchen** 14' 1" x 7' 10" (4.3m x 2.4m)

Well fitted out with a range of contemporary base and wall units with ample working surfaces including a sink unit, built in oven, gas hob and concealed overhead cooker extractor, provision for washing machine and fridge, upright unit containing lpg gas central heating boiler, airing cupboard and radiator. Double glazed window and external door.

**Bedroom 1** 10' 6" x 9' 2" (3.2m x 2.8m)

Double glazed window, radiator.

**En suite Shower room** 5' 7" x 5' 1" (1.7m x 1.56m)

Shower cubicle and mains fed shower, corner wash basin, w.c., double glazed window, extractor.

**Walk in Wardrobe** 5' 7" x 3' 11" (1.7m x 1.2m)

Fitted shelves and rail

**Bedroom 2** 10' 10" x 9' 2" (3.3m x 2.8m)

Double Glazed window, radiator, Fitted wardrobes.

## Exterior

Brick paviour drive and parking slabbed and stoned front and side area for low maintenance. Side timber decking patio area/side stone areas with screen fencing and gate and paving slab paths and steps. Rear strip garden with low maintenance paving slabs and stoned areas with 2 storage sheds, greenhouse and lpg storage tank. Paving slabs to side and front door with seating area.

## Tenure

The site is FREEHOLD and the site owner has a license to operate a residential park home site. There is standard Written Agreement ( under the Mobile home Act 1983 as amended by the Housing Act 2004 for the agreement to commence from 2005 to occupy the plot ). Subject to the payment of a monthly Pitch Fee - Currently £250.88 (Sept 2024) To include water/sewerage and for that the mobile home to be kept in good repair and the exterior clean and tidy and to use the home as the main residence.

## Council Tax Band B - Energy Performance exempt under a mobile home

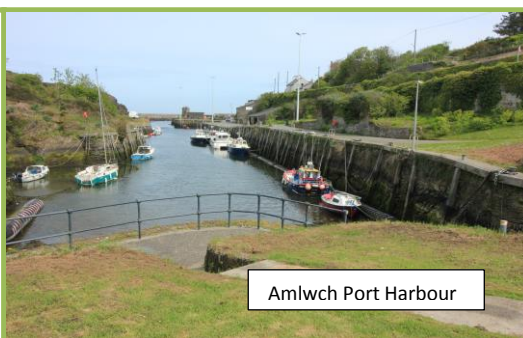
## Services - Mains Water Electricity and Drainage. Lpg Bulk storage tank

## Facilities - LPG Gas Central Heating, UPVC Double Glazing

## Assignment Process - YOU SHOULD SEEK LEGAL ADVICE REGARDING A PURCHASE OF A MOBILE HOME ON A PARK HOME SITE

The sellers will provide a Buyers Information Form at the time of purchase. Once accepted the buyer will complete a Notice of Proposed Sale form which will be sent to the site owner who has 21 days to agree to the sale. After which an Assignment Form will be completed by buyer and seller. Once a sale is completed the buyer will pay the seller 90% of the agreed price and 10% will be paid to the site owner with a Notice of Assignment form once the site owner provides banking details. This will be required within 7 days of the purchase. For further information please see the link

<https://www.gov.uk/government/publications/buying-a-park-home/buying-a-park-home-factsheet>



Amlwch Port Harbour

