



63 Bethesda Street, Amlwch, Isle Of Anglesey, LL68 9BA



Price: £115,000

- Delightful Mid Terrace House
- Ideal Starter Home or For Buy to Let
- Gas Central Heating, Upvc Double Glazing
- Lounge and Rear Kitchen, EPC TBA
- Refitted Ground floor Bathroom
- Long rear garden with additional section
- Located on edge of Town
- 2 First Floor Bedrooms



Description

A Delightful 2 Bedroom Mid Terraced House with a long rear garden and additional section at the bottom of the garden. Being a great opportunity for a first time buyer to acquire a starter home (possibility of grants from local authority?) or for investor to use as a 'Buy to Let'.

Accommodation - Ground Floor

Part glazed timber door to

Lounge 17' 11" x 10' 10" (5.45m x 3.3m)

Double Glazed window, radiator, gas and electric meter cupboard, staircase to first floor.

Kitchen 9' 1" x 8' 5" (2.76m x 2.57m)

Refitted with a range of base and wall units ample working surfaces with tiled surrounds and inset sink unit, Provision for slot in oven and fridge and housing for washing machine, double Glazed window, wall mounted cupboard housing gas central heating boiler.

Rear Hall 4' 11" x 3' 11" (1.5m x 1.2m)

external door

Bathroom 7' 5" x 5' 9" (2.25m x 1.75m)

Refitted with a white suite with shaped bath, screen and in bath electric shower, washbasin/vanity unit, concealed cistern w.c., double glazed window, chrome heated towel rail, extractor.

First Floor Landing 10' 6" x 4' 11" (3.2m x 1.5m)

radiator, double glazed window

Front Bedroom 1 11' 4" x 10' 10" (3.45m x 3.3m)

Double glazed window, radiator, loft access

Rear Bedroom 2 7' 8" x 5' 10" (2.34m x 1.79m)

Double glazed window, radiator.

Exterior

Concrete rear courtyard area with tap and steps down to long rear garden with raised beds, garden to grass, garden shed, path leads to further large square garden area with trees.

Facilities - Gas Central Heating, Upvc Double Glazing

Services Mains water electricity gas and drainage

Tenure Freehold - 2 Titles

Council Tax Band A Energy Performance Rating TBA

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



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