



Gors y Coed, 2 Tai Newydd, Amlwch, Isle Of Anglesey, LL68 0RR



**Price: £219,950**

- Deceptively Spacious Family Semi Detached House
- Originally a Stone Period Cottage -Greatly Extended
- Set Along a Country Lane - Lovely Rural Views
- Substantial Side and Rear Gardens
- Part Night Storage Heating, Everest Double Glazing
- Ample off Road Parking and Garage
- 2 Good Reception Rooms and Boxroom
- Large Hall, Cloakroom, Spacious Kitchen
- 3 Great Bedrooms, Bathroom/Shower Ropm
- No Chain, EPC F



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#### **Accommodation -Ground Floor**

Aluminum Double Glazed door and side panel to

#### **Entrance Hall** 12' 4" x 8' 10" (3.76m x 2.7m)

Turned staircase to first floor, understairs cupboard, night storage heater

#### **Rear Hall** 4' 11" x 2' 7" (1.5m x 0.8m)

External double glazed door to garden, consumer unit

#### **Cloakroom** 5' 11" x 4' 5" (1.8m x 1.35m)

Double glazed window, wash basin, w.c., part tiled walls

#### **Rear Lounge** 19' 0" x 14' 0" (5.8m x 4.27m)

Feature of local stone fireplace along one wall with open solid fuel fire and back boiler, wide double glazed window overlooking garden and country, night storage heater

#### **Box room** 4' 5" x 4' 9" (1.35m x 1.46m)

Off lounge, double glazed window, shelving.

#### **Living room/ Dining Room** 11' 10" x 10' 10" (3.6m x 3.3m)

Mock fireplace, double glazed window, 2 alcoves, serving hatch to kitchen, night storage heater.

#### **Kitchen** 12' 2" x 12' 2" (3.7m x 3.7m)

Fitted range of base units with working surfaces and sink unit. Provision of various appliances including washing machine, 2 double glazed windows, serving hatch.



**First Floor Landing** 17' 5" x 2' 11" (5.3m x 0.9m)

Loft access, built in cupboard with access to under eaves, double glazed window, Airing cupboard with factory insulated hot water cylinder.

**Front Bedroom 1** 13' 9" x 12' 6" (4.2m x 3.8m)

Double Glazed window, night storage heater

**Front Bedroom 2** 12' 6" x 12' 6" (3.8m x 3.8m)

Double Glazed window

**Rear Bedroom 3** 10' 8" x 7' 3" (3.25m x 2.2m)

Double glazed window and rural views, access to under eaves storage

**Bathroom/Shower Room** 9' 10" x 6' 11" (3.0m x 2.1m)

Coloured suite comprising panelled bath, wash basin w.c., separate shower tiled recess with electric shower, double glazed window, heat/light unit

**Exterior**

To the front is off road concreted car parking and drive to garage with room for 3-4 vehicles, small strip stoned area and path. Side timber fencing and gate leads to garden which extends around from side to rear with large lawned areas, large patio and various shrubs bushes and trees with a lovely rural aspect.

**Garage** 18' 8" x 9' 10" (5.7m x 3.0m)

Up and over door, rear upvc double glazed window, cold water tap, power and lights.

**Facilities - Part night storage heating and open solid fuel fire/back boiler, Everest Aluminum Double Glazing****Services Mains Water Electricity and Private Drainage****Council Tax Band C Energy Performance Rating tba****Tenure - Freehold****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

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
13-38	F		

