



6 Llwyn Helyg, Bull Bay Road, Amlwch, Isle Of Anglesey, LL68 9AP



Price: £269,950

- Impressive Recently built (2000) Det Family House
- Well Regarded Residential road - Rear Rural Aspect
- Balance of 10 Yr NHBC, No Ongoing Chain
- Rear Lounge/diner with Patio doors & Wood Burner
- Bright and light interiors

- Well Fitted Spacious Kitchen/Breakfast room,
- 3 Bedrooms, En suite shower room, Bathroom
- Mains Gas Heating, Upvc Double Glazing, EPC C
- Double Drive/Parking, and Additional Parking
- Front, Side & Rear Garden with additional area



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Accommodation - Ground Floor

Composite double glazed entrance door to

Projecting Porch and Open to Hallway 17' 5" x 7' 3" (5.3m x 2.2m) max

A lovely bright open hallway with a spindled timber staircase to first floor with open understairs area, cloaks recess, double glazed windows, radiator, timber effect vinyl floor covering

Cloakroom 5' 11" x 3' 6" (1.8m x 1.06m)

With w.c., vanity wash basin, chrome heated towel rail, double glazed window, extractor.

Rear Lounge/ Diner 19' 0" x 11' 7" (5.8m x 3.52m)

Chimney breasting and recess for multi fuel room heater, rear double glazed doors overlooking rear garden and country, radiator. Fitted carpet.

Fitted Kitchen/Breakfast room 13' 0" x 11' 2" (3.97m x 3.4m)

Well fitted out with a range of contemporary base and wall units with black marble effect working surfaces and upstands, inset sink unit, built in oven hob and cooker hood, provision for dishwasher and washing machine, radiator, wall cupboard housing consumer unit, double glazed window, timber effect vinyl floor covering. Built in cupboard housing gas central heating boiler.



First Floor Landing

loft access, side double glazed windows, radiator

Rear Bedroom 1 11' 5" x 11' 3" (3.48m x 3.44m)

Double glazed window and lovely view, radiator, fitted carpet

En Suite Shower Room 6' 11" x 2' 7" (2.1m x 0.8m)

End shower enclosure and mains fed shower, w.c., vanity unit and wash basin, chrome heated towel rail, part tiled walls, extractor, double glazed window

Front Bedroom 2 9' 6" x 8' 10" (2.9m x 2.7m)

Double glazed window, radiator, fitted carpet

Rear Bedroom 3 11' 6" x 7' 3" (3.5m x 2.2m)

Rear double glazed window and lovely view, radiator

Family Bathroom 6' 7" x 5' 11" (2.0m x 1.8m) Plus recess

White suite with panelled bath and in bath mains fed shower and side screen, vanity wash basin, w.c., chrome heated towel rail, double glazed window, extractor, deep recess.

Exterior

To the front there is garden laid to grass which extends to a wide side garden with tap. concrete paths and ramp, double width brick paving drive and parking, visitor parking area and garden area up to roadway. Rear garden with patio area and bounded by timber fencing, gate and steps leads down to the further lower level garden - An area of SSSI.

Facilities - Mains Gas Central Heating, UPVC Double Glazing, Balance of 10 YR NHBC

Services Mains water electricity gas and drainage - Ultrafast broadband available

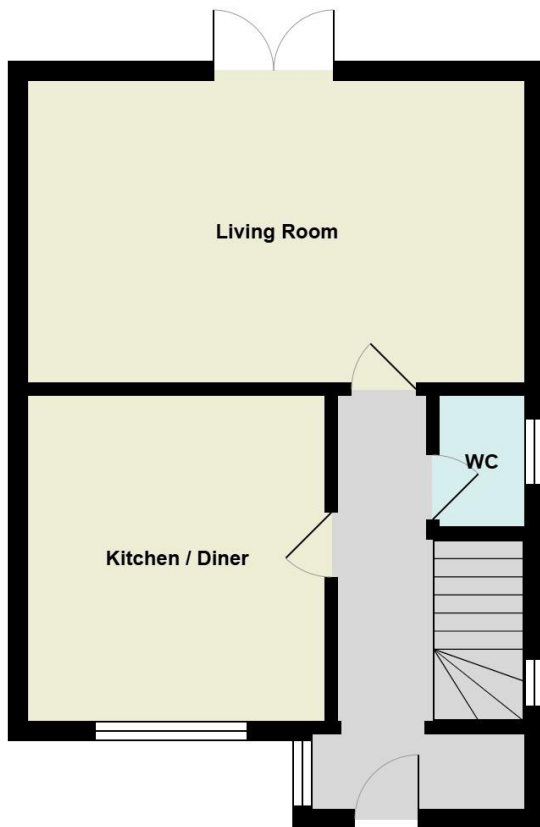
Tenure - Freehold

Council Tax Band C Energy Performance Rating C

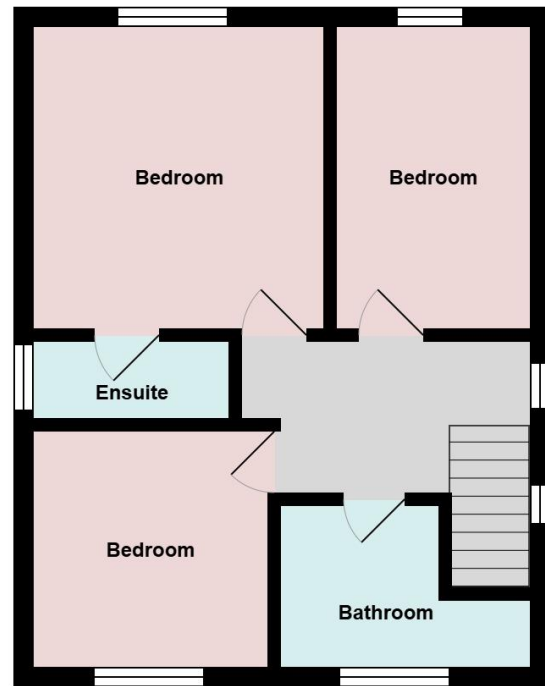
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Ground Floor



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	89 B
55-68	D		
39-54	E		
24-38	F		

