



1 & 2 Awelon House, Lon Goch, Amlwch, Isle Of Anglesey, LL68 9EW



Price: £290,000

- Substantial 4 Bedroom Detached House
- 2 Self Contained Flats- Ground and First Floor
- 2 Lounges, 2 Kitchens, 2 Bathrooms/shower
- 2 Mains Gas Central Heating Systems
- Potential for one large Family House
- 2 drives, Garage and workshop/former garage
- Front side and rear gardens, summer house
- Store shed, Rear Courtyard
- Upvc Double Glazing, EPC D
- Income potential or 2 family homes



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Ground Floor - Flat

Double Glazed door to

Entrance Porch 6' 5" x 4' 2" (1.95m x 1.26m)

quarry tiled floor, access door

Hall 11' 4" x 5' 7" (3.45m x 1.7m)

Radiator, cupboard housing gas central heating boiler.

Lounge/Diner 15' 9" x 12' 10" (4.8m x 3.9m) plus 2.1 x 1.9

An L shaped open plan room with 2 double glazed windows , radiator

Kitchen 8' 10" x 6' 7" (2.7m x 2.0m)

Having a range of base and wall units with working surfaces and sink unit, plumbing for washing machine, double glazed window.

Rear Sun Porch 6' 3" x 5' 11" (1.9m x 1.8m)

External double glazed door.

Bedroom 1 9' 10" x 8' 2" (3.0m x 2.5m)

Double Glazed window, Radiator

Bedroom 2 9' 10" x 8' 2" (3.0m x 2.5m)

Inc depth of wardrobes fitted along one wall, double glazed window, radiator

Wetroom 5' 7" x 5' 7" (1.7m x 1.7m)

Having a self-draining floor and upvc clad walls and a corner shower area with electric shower, wash basin. w.c., extractor, double glazed window, radiator



First Floor Flat 2

External rear double glazed door leads to small hall with cloaks area and staircase to first floor

Landing

Cloaks area and door to

Lounge/Diner 15' 9" x 14' 5" (4.8m x 4.4m)

2 Double glazed windows, radiator

Kitchen 11' 6" x 4' 11" (3.5m x 1.5m)

Range of fitted base and wall units with working surfaces and sink, provision for slot in cooker and extractor unit, double glazed window,

Inner Hall

Radiator, double glazed window, built in cupboard and gas central heating boiler

Bedroom 3 9' 10" x 8' 6" (3.0m x 2.6m)

Double glazed window, radiator

Bedroom 4 10' 2" x 9' 2" (3.1m x 2.8m)

Double glazed window, radiator

Bathroom 6' 5" x 5' 7" (1.95m x 1.7m)

White 3 piece suite with panelled bath and mixer taps/shower, wash basin, w.c., radiator, double glazed window

Exterior

To the front is a double gate leading to a tarmac drive and parking area, side lean to store shed, Well screened front garden to grass with shrubs, bushes and hedge. Steps and pedestrian gate to front. Side path/garden with trees/hedge/stoned area, fruit trees, access gate to co-op car park. Gate to rear enclosed and private garden laid to grass, part stoned, trees and shrubs with SUMMERHOUSE. Rear enclosed and private courtyard with area of grass and raised water feature. Gate to Rear off road concrete drive parking area, access to garage. Access via right of way GARAGE (5 X 2.8) with up and over door, Attached Workshop/Formal GARAGE (5 X 2.5) with blocked original door way and side door

Facilities - Mains Gas Central Heating x2 UPVC Double Glazing

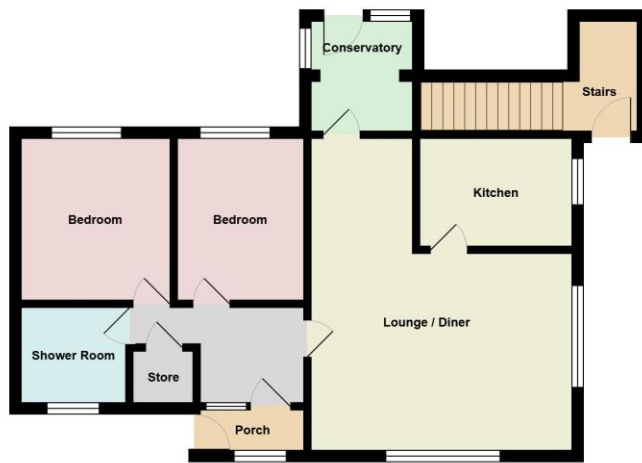
Services - Mains water electricity and drainage

Tenure – Freehold : Council Tax Band A x 2: Energy Rating D

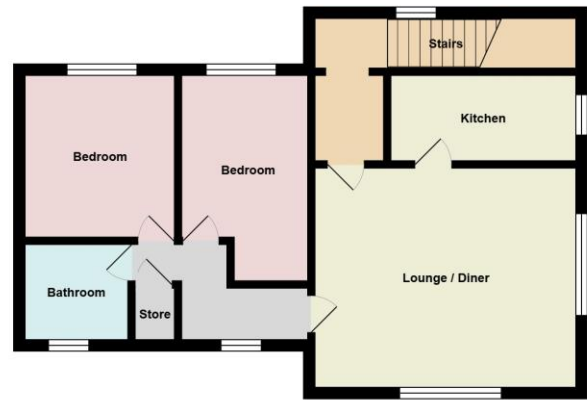
Disclaimer

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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		74 C
55-68	D	60 D	
39-54	E		
21-38	F		

