



10 Tyn Rhos Estate, Penysarn, Isle Of Anglesey,
LL69 9BZ



Price: £235,000

- Impressive and Refurbished Link Detached House
- Newly Installed Air Source Heating/Solar Panels
- Stylish New Fitted Kitchen and appliances
- Lovely refitted bathroom with shaped bath
- Lounge with log burner, Utility/cloakroom
- 4th Bedroom/occasional/hobby/playroom
- 3 Good Bedrooms, UPVC Double Glazing
- Off road Parking, front garden, EPC B



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Accommodation - Ground Floor

Double glazed entrance door and side panel to

Entrance Porch 6' 3" x 2' 0" (1.9m x 0.6m)

Lounge 18' 1" x 11' 2" (5.5m x 3.4m)

Feature of fireplace recess, timber lintel and log burner, double glazed window, radiator, timber effect laminate floor, open staircase to first floor

Stylish Fitted Kitchen and Diner 18' 1" x 9' 2" (5.5m x 2.8m)

Recently extensively refitted with a wide range of base and wall units with working surfaces and tiled surrounds with inset mono bloc sink unit, built in hob, glass backing plate and overhead stainless steel canopy, built in oven, microwave, fridge/freezer. 2 double glazed windows, radiator, timber effect floor finish.

Utility Room and Cloakroom 9' 6" x 8' 6" (2.9m x 2.6m)

Fitted with unit and worktop and provision for washing machine/tumble dryer, double glazed window and external door, wood effect floor finish. CLOAKROOM with low level w.c.



4th Bedroom/ Occasional Room 14' 1" x 8' 2" (4.3m x 2.5m)

Used as a playroom but could be an office, reception room, gym or hobby room. Double glazed window, radiator, loft access, downlighters, consumer unit cupboard

First Floor Landing 8' 8" x 6' 9" (2.65m x 2.07m)

Side double glazed window, loft access, Cupboard with high capacity pressurized hot water cylinder.

Bedroom 1 11' 6" x 8' 2" (3.5m x 2.5m)

Double glazed window, radiator, part timber paneled feature wall

Bedroom 2 9' 2" x 9' 1" (2.8m x 2.78m)

Double glazed window, radiator.

Bedroom 3 8' 2" x 6' 6" (2.5m x 1.98m) inc to 2.9 into recess

Double glazed window, radiator, built in stairhead storage cupboard

Re fitted Family Bathroom 6' 7" x 5' 5" (2.0m x 1.65m)

Contemporary white suite with shaped bath glass screen and mains fed shower, vanity unit and wash basin, close coupled w.c., ladder style towel rail/radiator, plastic clad walls, extractor, double glazed window.

Exterior

To the front there is a open plan garden laid to grass with off road concrete drive and additional stoned parking area, side gate and fencing leads to a very private enclosed and recently fenced garden with side lawn extending into the corner with bark much swing area. Concrete rear courtyard area with light point, air source heat pump, metal shed, log store and hutch.

Facilities - Air source Heat Pump Central Heating, 10 Solar Panels, Upvc Double Glazing

Services - Mains water electricity drainage (no mains gas)

Tenure - Freehold

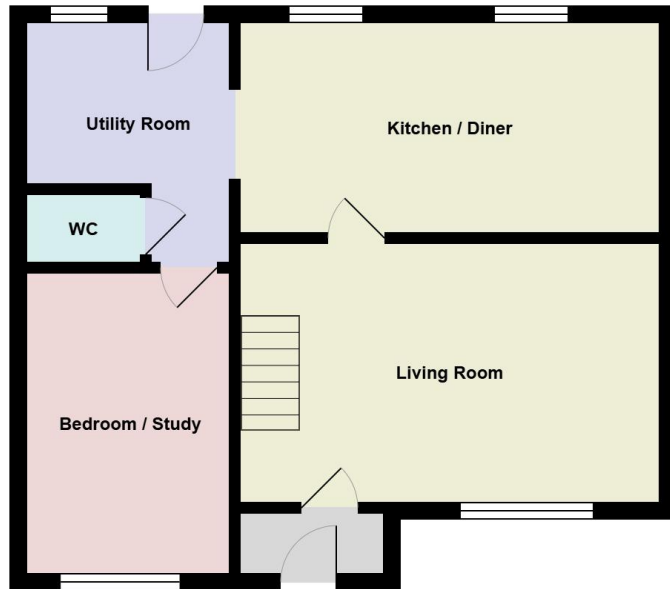
Council Tax Band C Energy Performance Rating B

Disclaimer

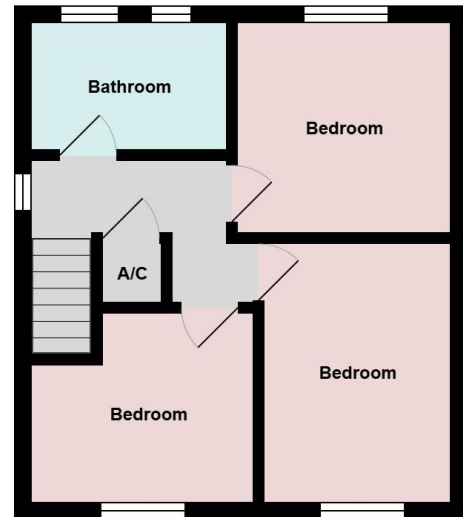
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Anti Money Laundering Regulations At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your cooperation to ensure there will be no delay in agreeing and progressing with the sale





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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

