



10 Penbodeistedd, Llanfechell, Amlwch, Isle Of Anglesey, LL68 0RE



Price: Was £210,000 Now £199,950

- Deceptively Spacious 3 Bedroom Bungalow
- Good plot with private rear garden
- Requiring a scheme of Modernisation/Refurbishment
- Tremendous potential, Edge of Village cul de sac
- EPC C

- Lounge, Kitchen/diner, rear Porch/Utility
- 3 Bedrooms, Bathroom, Large loft area
- Car port/garage and off road parking
- Solar Panels, Oil CH, UPVC Double Glazing
- No Ongoing Chain



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Accommodation

Double glazed door to

Vestibule 4' 2" x 4' 1" (1.26m x 1.24m)

Glazed door to

L Shaped Hallway 9' 6" x 4' 1" (2.9m x 1.25m) plus 2.9m x 0.8m increasing to 1.8m

Airing cupboard, radiator, hinged loft access cover and retractable ladder to LARGE LOFT ROOM (11m X 3m)
Having 2 velux roof lights, power, light, flooring and laid out as a hobby/workshop room

Lounge 14' 1" x 11' 10" (4.3m x 3.6m)

Having a feature stone fireplace along wall with living flame lpg gas fire, double glazed window, radiator

Kitchen/Diner 16' 5" x 8' 2" (5.0m x 2.5m)

Range of fitted base and wall units with working surfaces and double drainer sink unit, housing for slot in cooker, worktop with washing machine below, 2 double glazed windows, radiator, door to



Rear Sun Porch/Utility 8' 2" x 6' 2" (2.5m x 1.89m)

Oil central heating boiler, external door and door to garage

Bedroom 1 14' 1" x 10' 6" (4.3m x 3.19m)

Double glazed window, radiator

Bedroom 2 10' 10" x 9' 2" (3.3m x 2.8m)

Double glazed window, radiator.

Bedroom 3 10' 5" x 8' 2" (3.18m x 2.5m)

Double glazed window, radiator, wash basin and extractor fan

Bathroom 7' 7" x 5' 3" (2.3m x 1.6m)

Bath with in bath mains fed shower, wash basin, w.c., 2 double glazed windows, shaver point, extractor, radiator.

Exterior

Front - double gates to concrete drive and parking with car port leading to garage, side gates, cold water tap, gas bottle storage area, enclosed garden mainly to grass with hedgerow and tree. Rear - Enclosed private garden, with trees, fruit trees and bushes/hedges, large grassed area, oil storage tank, 3 timber sheds (dilapidated) greenhouse.

Garage 17' 7" x 8' 10" (5.35m x 2.7m)

Having front and rear double doors giving access through the rear garden for boat or car. Side door, power and light, consumer unit and inverter for solar panels.

Facilities - 16 Solar Panels, Oil Central Heating, UPVC Double Glazing

Services - Mains water electricity and drainage (No mains gas - Bottle lpg)

Tenure - Freehold

Council Tax Band C Energy Performance Rating C

Disclaimer

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

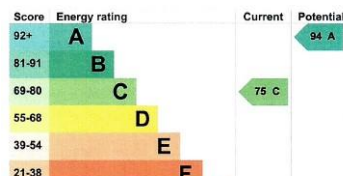


10 Penbodeistedd Llanfechell

Approximate Gross Internal Area
1109 sq ft - 103 sq m



Not to Scale. Produced by The Plan Portal 2025
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