

6 Maes Capel, Cemaes Bay, Anglesey LL67 OLT



# Price: £159,950

- Set In Pretty Harbour/Seaside Village
- Deceptively Spacious Accommodation
- Mid Town House With Parking
- Lounge With Feature Fireplace/Staircase
- Rear Rural views and distant Sea View

- Fitted Kitchen/Diner, 2 Bedrooms
- Tiled Shower Room, Cloakroom
- Rear Decking & Courtyard Garden
- Improved Electric Heating & Solar Panels
- No Ongoing Chain EPC D





## **Accommodation - Ground Floor**

Double glazed door to

### **Entrance Hall**

Cloakroom 4' 11" x 3' 11" (1.5m x 1.2m)

Having w.c, vanity wash basin, double glazed window.

**Lounge** 16' 1" x 13' 9" (4.9m x 4.2m)

Feature timber fireplace surround and electric fire, open spindled staircase to first floor, double glazed window, electric radiator, timber floor finish.

Fitted Kitchen/Diner 13' 9" x 11' 2" (4.2m x 3.4m)

Well fitted with an attractive range of base and wall units with ample worktops and inset sink unit with integral oven, hob and canopy. Provision for washing machine and fridge/freezer, double glazed window, electric radiator, tiled floor, double glazed rear door.

## **First Floor Landing**

Built-in airing cupboard with high capacity hot water storage tank, loft access, electric radiator.

Front Bedroom 1 14' 1" x 11' 2" (4.29m x 3.4m) Double glazed window, electric panel heater

**Rear Bedroom 2** 13' 9" x 7' 9" (4.2m x 2.36m) Rear double glazed window and view.

**Shower Room** 7' 10" x 6' 11" (2.4m x 2.1m)

Large shower enclosure with electric shower, wash basin, w.c., tiled walls and floor, extractor fan, tunnel light, wall mounted electric fan heater.



#### **Exterior**

To the front is a communal parking area access from the public highway. With allocated parking space and communal visitor parking. Rear raised decking area with steps down to a paved courtyard garden area with underdecking storage and access gate to rear pathway.

Facilities - Improved Electric High Heat Retention storage heaters & Radiant Heating (smart meter), Double Glazing

## **Solar Panels**

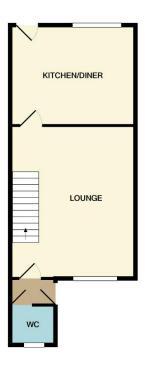
Please note there are solar panels to the front roof.

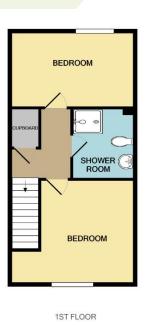
**Services - Mains Water Electricity & Drainage** 

**Council Tax Band: C** 

EPC: D

Tenure: Freehold





GROUND FLOOR









