



6 Maes Capel, Cemaes Bay, Anglesey
LL67 0LT



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 under-decking 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



Mona Street, Amlwch, Anglesey, LL68 9AN
amlwch@monproperties.co.uk

www.monproperties.co.uk

Sales/Lettings:
(01407) 832772



Misrepresentation Act 1967 These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers should not rely on these particulars as statements or representation of fact and must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Mon Properties has the authority to make or give any representation in relation to the property. M347