



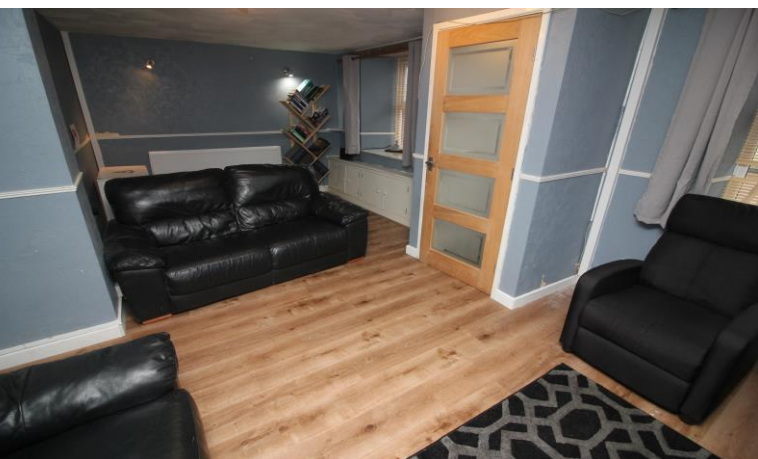
Bryn Mair, 26 High Street, Cemaes Bay, Isle  
Of Anglesey, LL67 0HH



**Price: £159,950**

- Deceptively Spacious Mid Terrace Cottage/House
- In Pretty Harbour/Seaside Village
- Close to Sandy Beaches
- Extended accommodation with recent improvements

- Air Source Heating and Solar Panels - EPC D
- uPVC Double Glazing, No Ongoing Chain
- Lounge with Log Burner, Fitted Kitcehn/Diner
- Rear Utility/Store, 3 Good Bedrooms





## Accommodation - Ground Floor

Composite entrance door to

**Vestibule** 2' 7" x 2' 11" (0.8m x 0.9m)  
part glazed timber door to

**Lounge** 19' 4" x 12' 2" (5.9m x 3.7m)  
Feature fireplace and log burner, 2 double glazed windows, 2 radiators, turned staircase to first floor.

## Inner Hall

Understairs Cupboard, door to kitchen

**Bathroom** 7' 10" x 5' 3" (2.4m x 1.6m)  
Modern white 3 piece suite with timber side panelled bath and in bath electric shower, recess and vanity unit with wash basin, close coupled w.c., fitted cupboard, extractor, wall mounted electric panel heater, radiator, part tiled walls, double glazed window to rear utility

**Kitchen/Diner** 11' 2" x 10' 10" (3.4m x 3.3m)  
Range of contemporary fitted black finished base and wall units with black marble effect working surfaces with tiled surrounds and inset sink unit. Built in electric oven/hob and canopy, housing for washing machine, rear double glazed window, radiator, stable timber door to

## First Floor Landing

**Bedroom 1** 15' 1" x 8' 2" (4.6m x 2.5m)  
2 double glazed windows, radiator.

**Bedroom 2** 10' 3" x 10' 4" (3.12m x 3.14m)  
Double glazed window, radiator, fitted cupboard housing high capacity pressurised hot water cylinder.

**Bedroom 3** 11' 2" x 10' 10" (3.4m x 3.3m)  
Double glazed window, radiator.

## Exterior

Steps down to a small concreted courtyard area with shed, open store and airsource heat pump, steps down to terraced garden leading to river valley with trees, timber shed.

**Facilities - Air Source Heat Pump Heating/Solar Panels/Upvc Double Glazing/Log Burner**

**Services - Mains water electricity and drainage ( no mains gas)**

**Council Tax Band B Energy Performance Rating D**

**Tenure - Freehold**

## Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may be 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

