

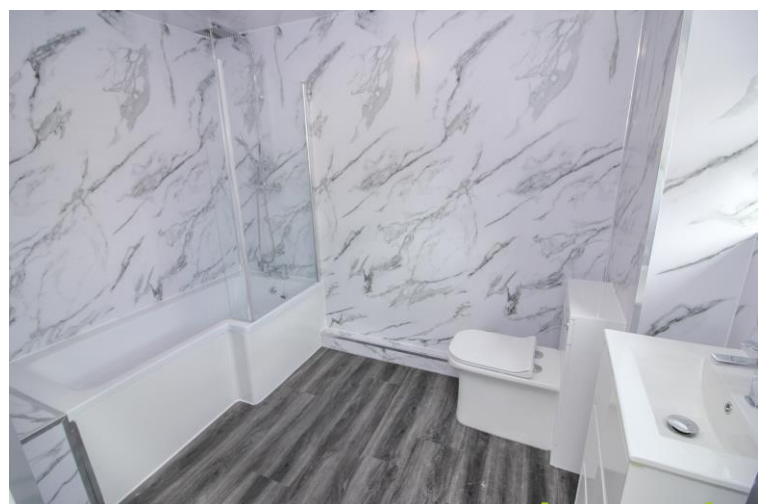


30 Market Street, Amlwch, Isle Of Anglesey,
LL68 9ET



Price: Offers in excess of £125,000

- Impressive Extensively Refurbished House
- Lovely 2 Bedroom Mid Terrace Cottage
- Ideal Starter Home or Buy To Let Purchase
- Ready for occupation - No Ongoing Chain
- Newly Decorated – New Floor Coverings
- Bright Tasteful and Modern Interiors
- Generous lounge, Refitted Stunning Kitchen
- Kitchen has vaulted ceiling & Roof Lights
- Gorgeous Stylish New Bathroom
- Gas Central Heating, Upvc Double Glazing



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Accommodation - Ground floor

Composite double glazed door to

Lounge 20' 8" x 11' 10" (6.3m x 3.6m)

Front and rear double glazed windows, meter cupboard below window, wall mounted cupboard with consumer unit, 2 radiators, staircase to first floor

Stunning Kitchen 11' 6" x 8' 0" (3.5m x 2.45m)

Having a vaulted ceiling with double glazed velux roof light and downlighters. Well fitted with a good range of contemporary base units with complimentary work surfaces and inset sink, built in oven and hob with over head stainless steel cooker canopy. Ample provision for usual appliances including fridge/washing machine/dishwasher or dryer. 2 Double glazed windows and composite double glazed door to rear.

First Floor Landing

Double glazed window.

Bedroom1 11' 10" x 6' 11" (3.6m x 2.1m)

Double glazed window, radiator, cupboard housing gas central heating boiler.



Bedroom 2 11' 2" x 4' 9" (3.4m x 1.45m)

Double glazed window, radiator.

Stylish Bathroom 8' 6" x 6' 11" (2.6m x 2.1m)

Having been refitted with a lovely white suite with shaped bath, in bath mains fed shower and side glass screen, vanity unit/wash basin, concealed cistern w.c., plastic clad walls and ceiling, ladder style heated towel rail/radiator, double glazed window.

Exterior

Rear - Low maintenance slate stoned courtyard style gardens with raised area and steps with timber fencing to one side and steps giving pedestrian access to rear private parking grounds. On road parking or Local Authority annual Parking tickets can be acquired to use the close by public car park Access to town centre.

Services - Mains water gas electricity and drainage

Facilities - Mains gas central heating and UPVC Double Glazing

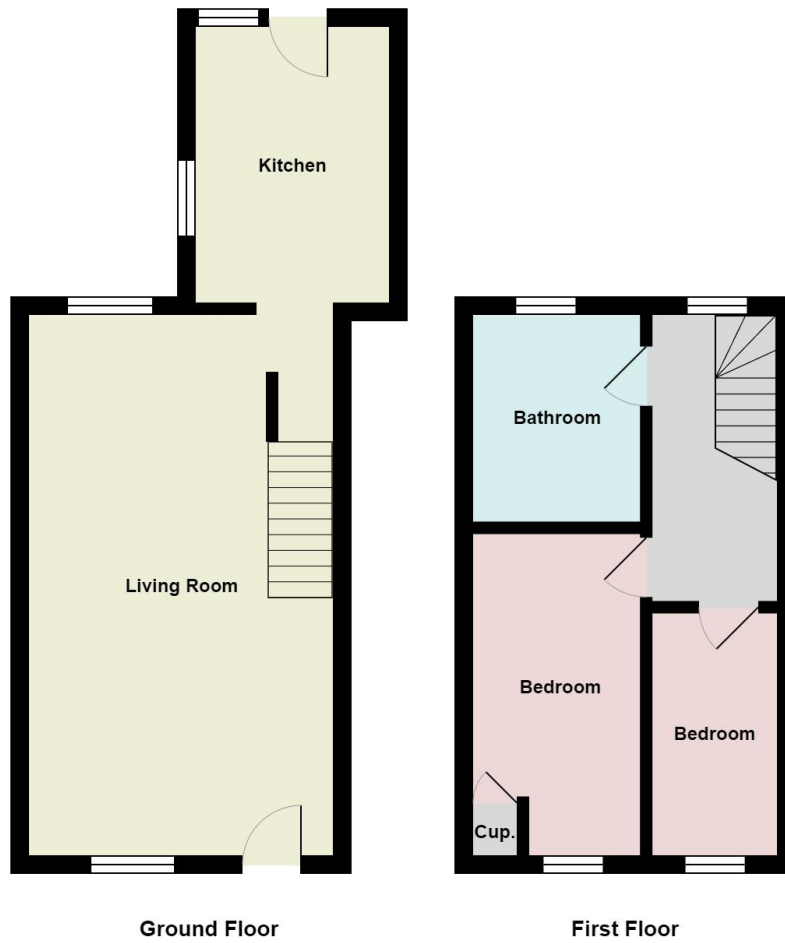
Tenure - Freehold

Council Tax Band A - Energy Performance Rating D

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





All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		89 B
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

