



Tan y Foel, Bull Bay Road, Amlwch, Anglesey,
LL68 9ED



Price: £179,950

- Detached 2 Bedroom Bungalow
- Non Estate, Prestigious Location
- Secluded Off Road Position, Semi Rural Aspect
- Lounge, Fitted Kitchen/Diner, Spacious Bathroom
- Close To Coastal Footpath
- Off Road Parking, Front & Side Gardens
- Mains Gas Central Heating, PVCu Double Glazing
- **NO ONGOING CHAIN EPC D**



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From the Agents office turn left on to the A5025/Bull Bay Road, after passing the Catholic Church on your right take the next turning on your right (lay by) and proceed towards the coastal walk car park, after a short distance turn into a small lane/ footpath on your right, continue down this lane to the property.

PVCu double glazed door to:

PVCu double glazed window.

Contemporary fitted base and wall units with marble effect working surface and part tiled walls including one and a half bowl stainless steel sink unit, slot in electric double oven and over head cooker canopy, integral fridge, 2 PVCu double glazed windows, radiator, down lights, radiator.

PVCu double glazed sliding patio door, PVCu double glazed window, radiator, loft access, unit housing gas central heating boiler.

Loft access, part timber panelled walls.

Low level WC, vanity hand wash basin, tiled splash-back, extractor fan.

PVCu double glazed window, radiator.

PVCu double glazed window, radiator.

Corner shaped bath, corner quadrant shower cubicle with mains fed shower, pedestal wash hand basin, low level WC, heated towel rail, tiled walls, down lighters, extractor fan.

The property is approached via a private unadopted road. A public footpath leads along the rear of Bull Bay Road behind the Catholic Church to the local primary school. Double timber gates lead to a stoned hard standing/parking area, gardens extend from front around to side with a greenhouse and timber garden shed.

We understand to be Freehold but confirmation of this should be obtained via your solicitor prior to purchase.

Mains Water, Electricity, Gas & Drainage.

Mains Gas Central Heating & PVCu Double Glazing.

Full EPC available on request.

