



The Gables, High Street, Cemaes Bay, Isle Of Anglesey, LL67 0HU



Price: £299,950

- Deceptively Spacious 3 Bedroom Detached House
- Set in Pretty Coastal Harbour and Seaside Village
- Offering Tremendous Potential for Refurbishment
- Large Lounge/Patio doors, Living room/Dining Room
- Oil Central heating, upvc Double Glazing

- Fitted Kitchen, Long Side Utility, Shower room
- 3 Good Bedrooms, Bathroom
- Large Semi Detached Garage and Parking
- Front Courtyard Garden and Pond
- No Ongoing Chain – EPC E



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Accommodation - Ground Floor

Side double glazed entrance door and side panel to

Entrance Hallway 12' 1" x 12' 2" (3.68m x 3.7m) reducing to 1.75/1.9

Staircase to first floor, radiator.

Lounge 19' 8" x 13' 9" (6m x 4.2m)

Feature stone clad fireplace and side plinths with open fire, double glazed patio doors to front courtyard garden, skirting radiator.

Living room or Dining Room 15' 9" x 13' 9" (4.8m x 4.2m)

Double glazed window, radiator, picture window to utility area

Kitchen 13' 1" x 11' 5" (4m x 3.47m)

Fitted with a contemporary range of base and wall units with complimentary marble effect work tops and inset resin sink unit with drainer, built in oven (space for microwave) ceramic hob and overhead stainless steel cooker canopy, provision for appliances, radiator, meter cupboard, double glazed window.

Utility room 23' 11" x 4' 11" (7.3m x 1.5m)

Double glazed windows all around with external door, floor mounted oil central heating boiler.



Bedroom 1 13' 1" x 11' 8" (4m x 3.56m)

Double glazed window, radiator.

Shower Room 6' 5" x 5' 10" (1.95m x 1.79m)

Shower cubicle and electric shower, vanity wash basin, w.c., tiled walls, double glazed window, radiator.

First Floor Landing

access to under eaves

Bedroom 2 11' 10" x 11' 6" (3.6m x 3.5m)

2 Double glazed windows, built in cupboard, wash basin, radiator.

Bedroom 2 11' 10" x 11' 6" (3.6m x 3.5m)

2 Double glazed windows, radiator, built in cupboard, wash basin, access to eaves storage.

Bathroom 8' 10" x 7' 10" (2.7m x 2.4m)

White suite with shaped corner bath and mixer/shower taps, vanity wash basin and unit, w.c., built in airing cupboard and radiator, built in store cupboard, double glazed window, access to under eaves.

Exterior

To the front there is a walled gated and enclosed sunny courtyard style paved garden with shrubs and bushes and ornamental pond with side path way. Double gates from the main road lead to a long tarmac drive way giving access to The Gables and Caer Urfa. Parking area to front and rear to front of garage. rear small courtyard area and oil storage with area for storage.

SEMI DETACHED GARAGE 16' 5" x 15' 1" (5m x 4.6m)

Up and over door plus front access door, 2 double glazed windows.

Facilities - Oil Central Heating & UPVC Double Glazing**Services - Mains water electricity and drainage - No mains gas****Council Tax Band F Energy Performance Rating E****Tenure - We understand to be Freehold (solicitors to verify as title unregistered)****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

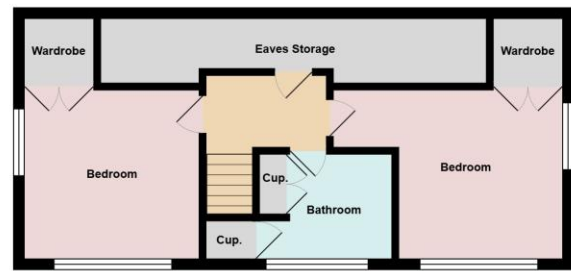
Money Laundering Regulations

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





Ground Floor



First Floor

All measurements are approximate and for display purposes only

