



3 Maes Bwcle, Llanfechell, Amlwch, Isle Of Anglesey, LL68 0RB



Price: £169,950

- Lovely refurbished 3 Bedroom Mid Town House
- Ideal starter home/Small Family home/Buy to Let
- Refitted kitchen/diner with appliances
- Lovely Lounge with multi fuel boiler/Heating
- Re fitted and combined Shower room and w.c.
- Low maintenance front and rear gardens
- Replacement Upvc Double Glazing
- Set in a small village with good amenities



Accommodation - Ground Floor

Double glazed entrance door to

Entrance Porch 5' 7" x 4' 11" (1.7m x 1.5m)

Part timber panelled walls, double glazed door to

Hall 4' 7" x 4' 3" (1.4m x 1.3m)

Staircase to first floor

Lounge 14' 9" x 11' 10" (4.5m x 3.6m)

Feature fireplace recess with tiled hearth, timber beam and multi fuel burner providing hot water and part heating, double glazed window, opening through to

Re- Fitted Kitchen/Diner 12' 10" x 10' 3" (3.9m x 3.13m)

Refitted with a good range of light timber finished base and wall units with ample worktops and inset sink unit with built in electric oven, hob and stainless steel cooker hood/canopy with splashback. Housing for appliances, part tiles walls and tiled floor, fitted cupboard with louvered doors, double glazed window, double glazed door to

Rear Hall 4' 11" x 2' 7" (1.5m x 0.8m)

Understairs storage, external double glazed door

First Floor Landing 8' 10" x 5' 11" (2.7m x 1.8m)

Loft access and hinged ladder leading to part boarded and insulated loft area, heated towel rail/radiator

Bedroom 1 13' 1" x 9' 6" (4.0m x 2.9m)

Double glazed window

Bedroom 2 11' 2" x 7' 10" (3.4m x 2.4m)

Double glazed window, fitted cupboard housing hot water cylinder and immersion heater.

Bedroom 3 8' 6" x 5' 11" (2.6m x 1.8m)

Double glazed window and stairhead storage cupboard.

Shower Room 7' 6" x 5' 9" (2.28m x 1.75m)

Re-fitted with a large shower enclosure and shower, vanity unit and wash basin, low level w.c, plastic clad walls, 2 double glazed windows, heated towel rail/radiator.

Exterior

To the front there are low maintenance stoned and slate stoned area with a seating area, handrail and gate with steps to pavement. To the rear is an enclosed courtyard style garden with raised decking, paved path, low maintenance stone/slate stoned areas with timber garden shed and gate to rear communal grassed area. Communal on road parking bay to front, Communal parking area to rear.

Facilities - Multi fuel room heater and part central heating, UPVC Double Glazing

Facilities - Mains water electricity and drainage - No Mains gas

Tenure - Freehold

Council Tax Band B Energy Performance Rating C

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

