



## 21 High Street

, Cemaes, LL67 0HH

Offers In The Region Of £174,950



No Onward Chain A neat inner terrace house, centrally located within this very popular seaside village on the North coast of Anglesey, being convenient for local amenities and a 5-minute walk to the beach. Although in need of some modernisation, the property offers spacious two-bedroom accommodation, with the special feature of a large level area to the rear. The house is fully double glazed and has modern electric storage heating.



Hallway

Double glazed front door with stair case to the first floor and cupboard under.

Lounge 20'4" x 9'8" (6.20 x 2.95)

With marble surround fireplace with inset propane gas fire, electric storage heater, dual aspect windows, t.v and telephone connection.

Kitchen 14'0" x 8'0" (4.26 x 2.45)

Having an older style range of base and wall units to include a stainless steel sink unit under a rear aspect window. Recess for an electric cooker and plumbing for a washing machine, shelved pantry cupboard, ceramic tiled floor with double glazed surround.

Rear Porch/Utility 14'5" x 4'1" (4.40 x 1.24)

Pvc construction with double glazed surround, tiled floor and partitioned w.c. And wash basin. Outside door to the rear.

First Floor Landing

With storage heater.

Bedroom One 15'3" x 9'5" (4.65 x 2.87)

With storage heater, t.v connection.

Bedroom Two 10'8" x 9'2" (3.25 x 2.80)

With storage heater, t.v connection.

Box Room/Study 7'8" x 4'11" (2.34 x 1.51)

With airing cupboard and hot water cylinder.

Bathroom 7'10" x 5'11" (2.38 x 1.81)

Adapted for a person with mobility difficulties in a wet room style and with a shower area with electric shower control, and pvc panelled surround. Wash basin in a vanity unit, w.c electric towel radiator, and wall mounted fan heater.

Outside

A shared access to the rear leads to a large level open area, and pedestrian access to a courtyard patio garden.

Services

Mains water, electricity and drainage.  
electric storage heating. Propane Gas.

Tenure

Understood to be freehold, and which will be confirmed by the sellers conveyancer.

Council Tax Band

Band B

Energy Performance Certificate

Band F

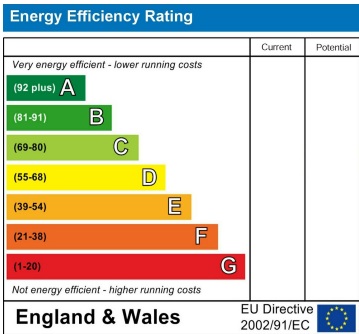
Area Map



Floor Plans



Energy Efficiency Graph



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