

EGERTON ESTATES



Carreg Fisol Bull Bay Road, Amlwch, LL68 9EA

Offers In The Region Of £170,000

A charming detached stone cottage, centrally located within the town, having good sized grounds to enjoy a good amount of privacy. Being in need of modernisation, the property gives excellent potential to develop a character cottage in a convenient position, close to the town's amenities. The property has two reception rooms, 3-4 bedrooms, bathroom and kitchen. There is a garage, garden room and ample gardens all around.

NO ONWARD CHAIN

Kitchen 9'3" x 6'3" (2.83 x 1.92)

With a range off older style base and wall units with a solid timber worktop surface to include a single drainer stainless steel sink unit. Electric cooker point, space for a fridge/freezer, recess for a washing machine. Tiled floor, radiator, door to the front.

Sitting Room 13'9" x 9'4" (4.21 x 2.85)

With a wide inglenook fireplace opening, exposed ceiling beams, storage heater, radiator, staircase to the first floor. Tiled floor.

Cloakroom 4'7" x 4'5" (1.42 x 1.37)

With w.c, wash basin with mirror over, tiled floor, radiator.

Living Room 13'3" x 9'7" (4.06 x 2.93)

With timber fireplace surround with gas fire. Tiled floor and timber panelled ceiling. Radiator, telephone connection.

Lounge/Bedroom Four 14'9" x 12'5" (4.50 x 3.80)

With double opening doors to the rear garden and further window. Tiled floor, radiator, beamed ceiling, tv connection, further door to the front.

Lean-To Study 10'10" x 9'6" (3.32 x 2.91)

With dual aspect double glazed windows, radiator, tiled floor.

First Floor Landing

With roof light.

Bedroom One 13'4" x 11'4" (4.08 x 3.47)

With dual aspect windows, radiator, telephone and tv point.

Bedroom Two 7'4" x 6'9" (2.24 x 2.08)

With cupboard housing the 'Worcester' gas fired central heating boiler, radiator.

Bedroom Three 7'6" x 6'4" (2.29 x 1.94)

With radiator. The timber partition between bedrooms 2 and 3 could be removed to give a larger bedroom if required.

Bathroom 7'1" x 4'9" (2.18 x 1.46)

Having a white suite comprising of a steel panelled bath with electric shower over, shower screen and tiled surround. Wash basin, w.c, radiator, roof light.

Outside

A shared drive leads to the property with a spacious garden area to the side which could be adapted to give ample off road parking, and leading to a detached precast garage. A feature of the property are the spacious and private gardens that surround the house, giving a good amount of privacy in a central town location. The gardens are mostly level and laid to lawn, with a wealth of shrubs, bushes and mature trees to include apple trees. Included is

a Garden Shed 3.30 x 3.25 with power and light, radiator. In addition is a timber shed and outside w.c.

Services

All mains services
Gas central heating.

Tenure

Understood to be freehold and to be confirmed by the vendor's conveyancer.

Council Tax

Band D

Energy Performance Certification

Band E (46/83)

Viewing

By appointment with the agent: Egerton Estates
Benllech 01248 852177

Floor Plan

Ground Floor

Approx. 73.0 sq. metres (785.3 sq. feet)



First Floor

Approx. 32.7 sq. metres (352.4 sq. feet)



Total area: approx. 105.7 sq. metres (1137.7 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|----------------------------------------------------|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | 83 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 46 | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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