



4 Chapel St

, Pentraeth, LL75 8LQ

Offers In The Region Of £135,000



SALE AGREED

A charming and compact inner terrace traditional style cottage, situated off the centre of the village in a quiet location, yet convenient for village amenities, and about a mile to the sea at Red Wharf Bay. Being in need of some modernisation, the cottage does benefit from double glazed windows, oil central heating and a modern bathroom. The cottage is considered ideally suited to an individual buyer having a living room with stone fireplace, kitchen, bathroom and two bedrooms. Good sized sloping garden to the rear.

Good first time purchase or investment and sold with No Onward Chain.



Vestibule Porch

With hardwood front door.

Living Room 14'9" x 12'11" (4.50 x 3.95)

With feature stone fireplace to ceiling height and stone hearth. Front aspect window, radiator.

Kitchen 8'7" x 6'9" (2.62 x 2.07)

With modern style range of base and all units in a pale white finish with matching worktop surfaces and tiled surround. Single drainer sink unit with a monobloc tap, recess for a washing machine, and space for an electric cooker with extractor over. Tiled floor, radiator, timber door to the rear garden.

Inner Lobby

With cupboard housing a 'Worcester' oil fired central heating boiler.

Bathroom 6'11" x 5'3" (2.11 x 1.61)

With a modern suite in white comprising a panelled bath with 'Mira' electric shower over and tiled surround. Wash basin, w.c. Wall cabinet and radiator.

Bedroom One 14'9" x 7'8" (4.51 x 2.36)

With front aspect window, radiator.

Bedroom Two 8'7" x 6'9" (2.64 x 2.06)

With rear aspect window, radiator.

Outside

Small front courtyard area fronting Chapel Street. Good sized rear garden area at a higher level, with steps leading to a sloping lawn area.

Services

Mains Water , Drainage and Electricity.
Oil fired central heating system.
Double glazed windows.

Tenure

The property is understood to be Freehold and this will be confirmed by the vendors' conveyancer.

Energy Performance Certificate

Band E 42/76

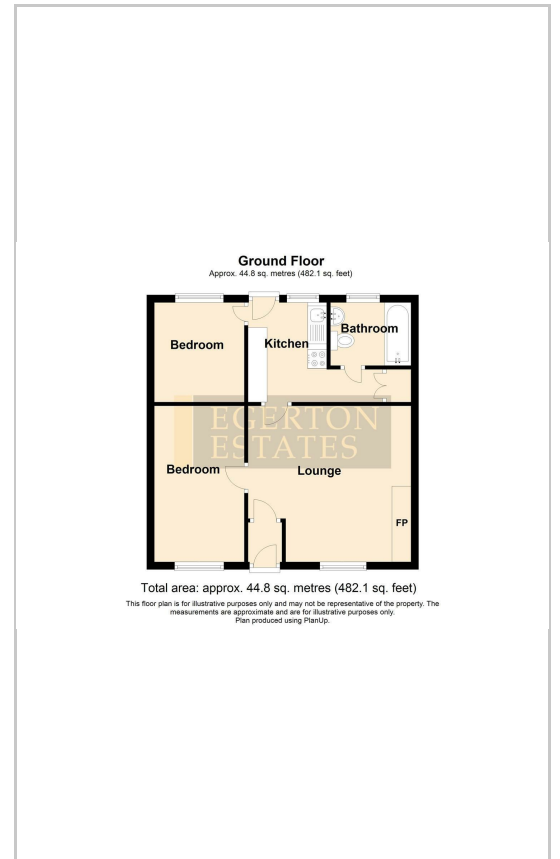
Council Tax Band

Band B

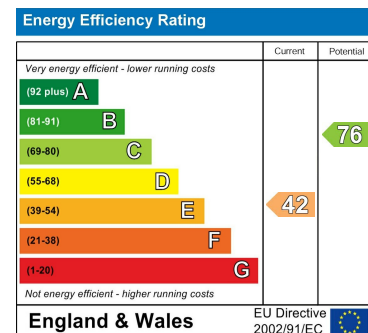
Area Map



Floor Plans



Energy Efficiency Graph



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