



## 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

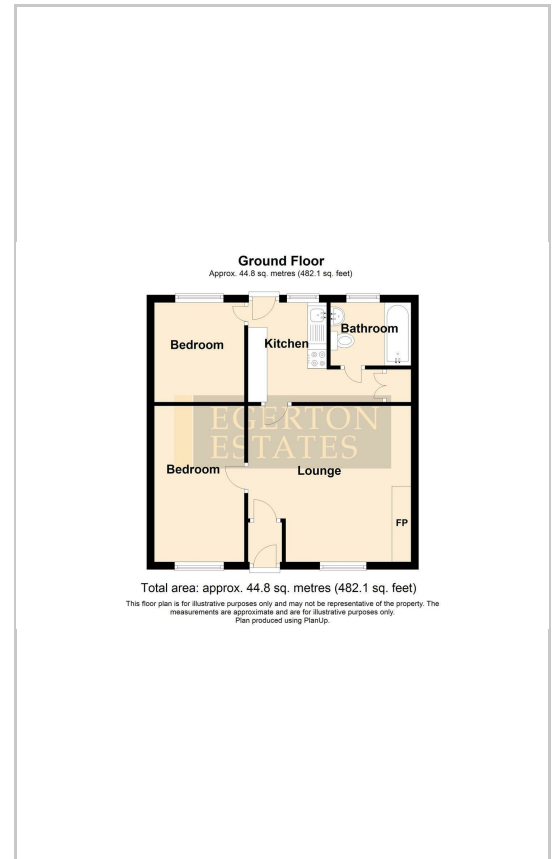
### Council Tax Band

Band B

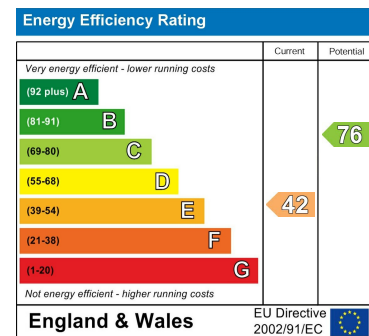
### Area Map



### Floor Plans



### Energy Efficiency Graph



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