



14 Ednyfed Hill Amlwch Port Amlwch LL68 9HW
Freehold Semi Detached
£325,000

- Attractive Characterful Semi Detached Two Storey Split Level Property Located In The Very Desirable Area Of Amlwch Port
- 3 Bedrooms/1 Bathroom/2 Receptions
- Stunning Sea & Headland Views
- Adjacent To The Coastal Path & Only A Short Walk To The Harbour.
- Off Road Parking & Delightful Landscaped Gardens With Lawned Areas, Two Patios & A Very Useful Detached Blockwork Implement/Workshop
- Located In A Pleasant Residential Cul-De-Sac In The Renowned Amlwch Port Which Is Well Placed For Many Of The Other Coastal And Rural Attractions
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Property Summary

A Most Attractive Characterful Semi Detached Two Storey Split Level Property Located On The Outskirts Of The Very Desirable Area Of Amlwch Port Boasting Stunning Views Of The Sea & Headland, Being Adjacent To The Coastal Path & Only A Short Walk To The Port. The Property Also Offers Off Road Parking & Delightful Landscaped Gardens With Lawned Areas, Two Patios & A Very Useful Detached Implement/Workshop. The Property Is Located In A Private Driveway In A Quiet Residential Neighbourhood In The Renowned Amlwch Port Which Is Well Placed For Many Of The Other Coastal And Rural Attractions To Be Found On The Island & Is Near To Amlwch Town Centre Together With The Coastal Hamlet Of Llanelian. Viewing Both Internally & Externally Is Highly Recommended.

The accommodation which benefits from gas central heating and double glazing comprises composite front door into entrance hallway with low maintenance flooring, coved ceiling, glass block internal window, opening through into the inner hallway with low maintenance flooring, coved ceiling, stairs to first floor, doors leading off into a garden room with recessed lighting, ceramic tiled flooring, French doors leading out to the rear patio and gardens, bedroom 1 with walk in wardrobe, coved ceiling, low maintenance flooring, access to loft and French door leading out to flagged pathway and gardens, bedroom 2 with low maintenance flooring, attractive wall panelling window to front aspect and access to understairs storage space, bedroom 3/office with coved ceiling and window to front aspect and completing the ground floor accommodation is a contemporary fitted bathroom suite briefly comprising walk in tiled shower, low flush WC, cantilever vanity sink with pull out drawers, chrome dual fuel heated towel rail, complementary floor and wall tiling with underfloor heating, recessed lighting, deep sill with glass block internal window, frosted window to front aspect.

The first floor accommodation briefly comprise a spacious vaulted living room/diner with timber wall panelling boasting stunning views of the sea and headlands to the side aspect via three windows, 2 Velux roof lights, built in display shelving, glazed panelled door through into the breakfast kitchen briefly comprising base and wall storage cupboards with complementary work surfaces including a breakfast bar top, integrated washing machine, space for free standing gas cooker, space for tall fridge freezer, space for free standing dishwasher, complementary wall tiling, low maintenance flooring, two Velux roof lights, window to front aspect and windows to rear aspect offering super distant views of the open countryside.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Externally

Established flower bed to front with gate leading onto a gravelled pathway that runs to the side and rear gardens. A driveway then leads you onward to the private parking at the rear with a gravelled drive with off road parking and a timber gate taking you into an enclosed beautifully landscaped rear garden. The rear gardens offer a flagged patio ideal for entertaining along with lawned areas with path steps leading to the garden room entrance and a raised patio of bedroom 1 that makes a great sun trap. There are mature shrubs and hedges together with a well laid out vegetable patch with a timber gate leading onto a gravelled pathway to the front entrance. Accessed via a timber door at the base of the garden area is a very useful detached blockwork implement/workshop with power and lighting.

LOCATION

The property is located in a pleasant residential cul-de-sac in the renowned Amlwch Port that attracted fame in 18th Century as a global export centre for copper ore, obtained from the nearby Parys Mountain mines. The port, which is well placed for many of the other coastal and rural attractions to be found on the island, is near to Amlwch town centre, as well as being in convenient travelling distance for the market town of Llangefni. Between them, these towns offer a wide range of shops and most essential services. Additionally, Llangefni offers access to the A55 Expressway, allowing rapid commuting throughout.

Agents Notes

We understand the construction to be of traditional stone with rendered stone/brick elevations under a pitched roof.

Council Tax Band C £1774.72 -2024/2025

Exact Location

what3words ///princes.melons.bungalows

<https://what3words.com/ways-to-use>

AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

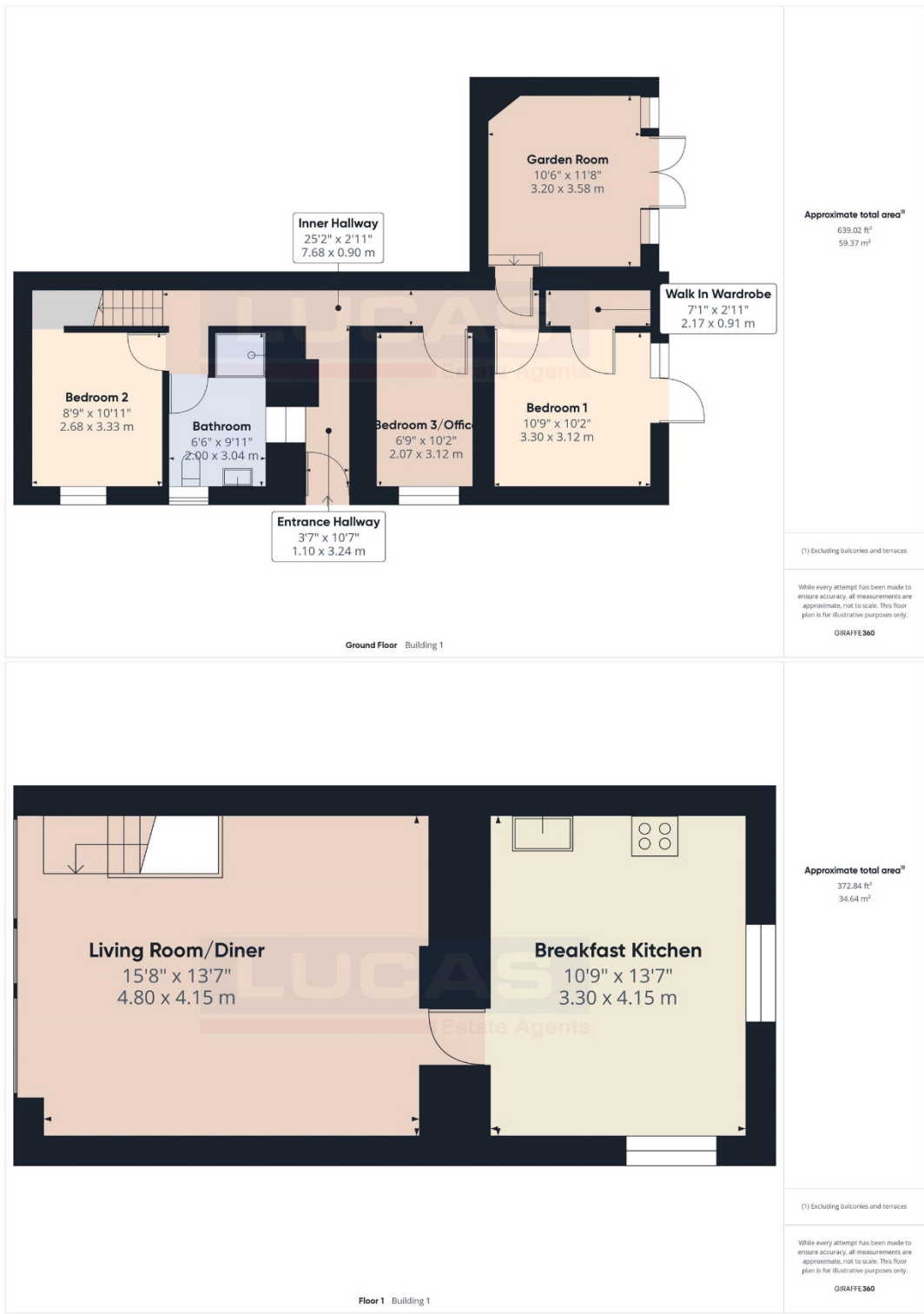


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	85
England & Wales	EU Directive 2002/91/EC	

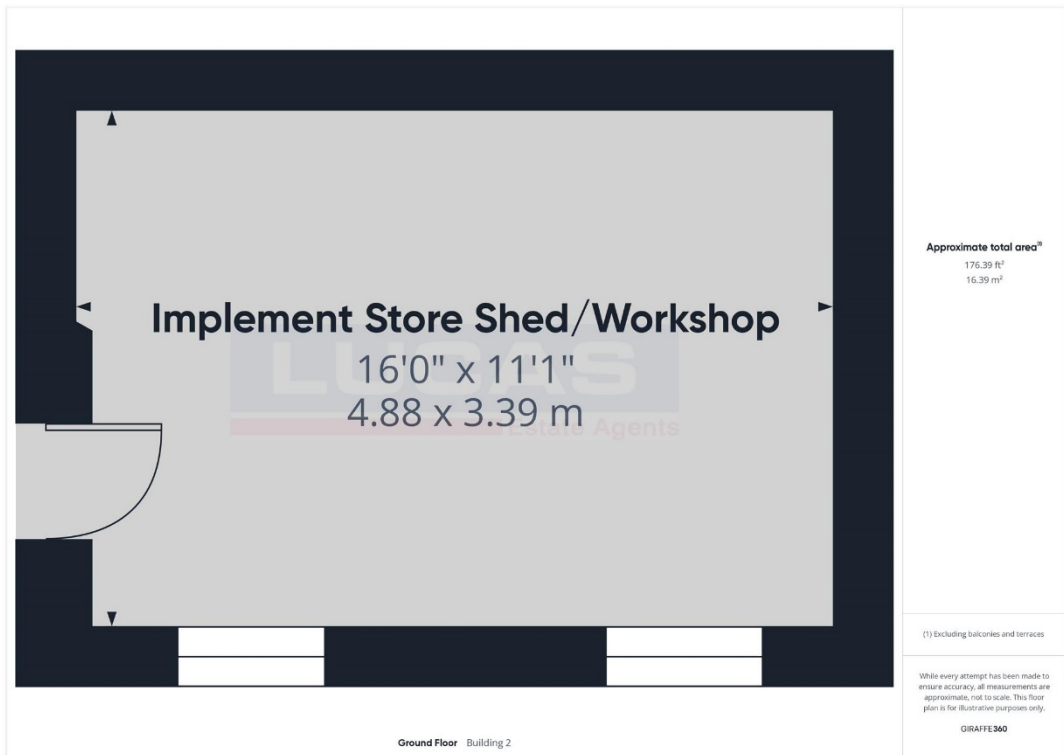
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

<https://find-energy-certificate.service.gov.uk/energy-certificate/2081-3039-9206-4464-4204>

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.