



4 Maes Capel Ffordd Caergybi Cemaes, Isle of Anglesey LL67 0LT
 Freehold Mid Terrace House
 OFFERS OVER £200,000

- Attractive And Well Presented Modern (2009) Mid Terrace Town House In Pretty Harbour/Seaside Village With A Lovely Rear Rural Aspect
- 2 Bedrooms/1 Bathroom/1 Reception
- Light & Spacious Kitchen/Diner, Comfortable Size Lounge
- Nearby To Coastal Path Leading Down To Harbour Front
- Very Low Maintenance Raised Decked Patio With Useful Storage Area Under
- Chain Free With Viewing Highly Recommended
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Modern Efficient Electrical Radiators & Solar Panels

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

Attractive And Well Presented Modern (2009) Mid Terrace Town House In Pretty Harbour/Seaside Village. Set In A Small Development On The Periphery Of Cemaes With A Lovely Rear Rural Aspect And Well Placed On The North Coast Of Anglesey, Being In An Area Of Outstanding Natural Beauty. With The Added Benefit Of Offering No Ongoing Chain This Bright Home Offers An Excellent Opportunity For The First Time Buyer, Retirement Buyer, Second Home Or For Holiday/Long Terms Lets. Also Benefiting From Being Nearby To Coastal Path Leading Down To Harbour Front With Viewing Highly Recommended

The accommodation which benefits from modern efficient electric storage radiators and solar panels as well as double glazing throughout and briefly comprises front door into entrance vestibule with door into a useful Wc briefly comprising wall mounted wash hand basin, low flush Wc, vertical heated towel rail, extractor fan, ceramic tiled flooring, battery solar panel pack and frosted window to front aspect, door through into a spacious lounge with coved ceiling, wall mounted remote operated modern electric fire, stairs to first floor landing, window to front aspect and door through into the kitchen/diner briefly comprising modern base and wall storage cupboards with complementary work surfaces, built under electric double oven, induction hob with slimline chimney extractor over, stainless steel sink with mixer tap, space for free standing washer and dryer, built under integrated fridge and freezer, slimline integrated dishwasher, ceramic tiled flooring, complementary wall tiling, window to rear aspect and door leading out onto rear decked terrace.

The first floor comprises landing with access to loft space and built in airing cupboard, doors leading off into bedroom 1 with built in double wardrobe with bridging storage cupboards over, window to front aspect, bedroom 2 with a bank of built in mirrored wardrobes and window to rear aspect boasting super countryside views and completing the accommodation is a spacious contemporary bathroom suite briefly comprising a wide walk in shower with mains power shower unit, pedestal wash hand basin, low flush Wc, chrome heated towel rail, complementary floor and wall tiling, extractor fan, wall mounted heater, mirror light and recessed lighting.

Externally

The property has a small front paved section, a rear enclosed raised decking/seating area making a great sun trap with a useful under-decking open storage. There is a pedestrian gate to a shared pathway giving access to the front. The property forms one of a small terrace of 8 houses and there is an allocated parking area and communal visitor parking spaces.

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.

Location

Well placed in the highly sought after pretty coastal village of Cemaes Bay - an area of outstanding natural beauty in Anglesey. The most Northerly village in Wales. With lots of small independent shops, a convenience store, pubs and an award-winning chip shop all your essential needs are taken care of locally. Cemaes Bay is well placed for the many coastal and rural attractions to be found on the island, in addition to being a convenient travelling distance for the market town of Llangefni, the port of Holyhead and the A55 expressway that links the island with the mainland.

Council Tax Band C £1749.44 2024/2025

Exact Location

what3words ///jazz.wording.engulfing

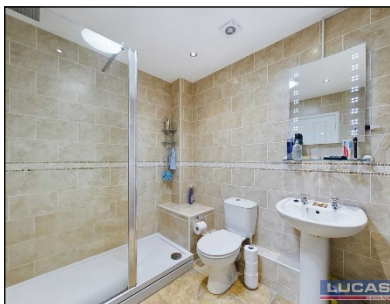
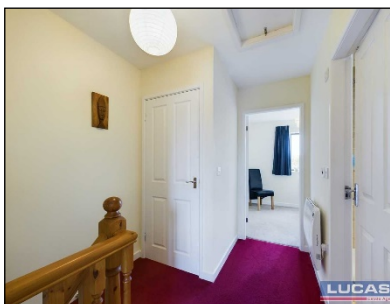
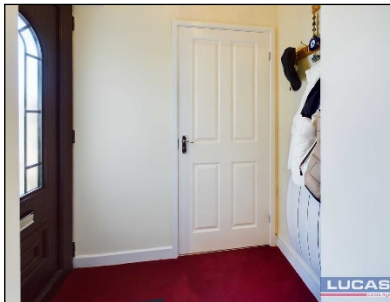
<https://what3words.com/ways-to-use>

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.

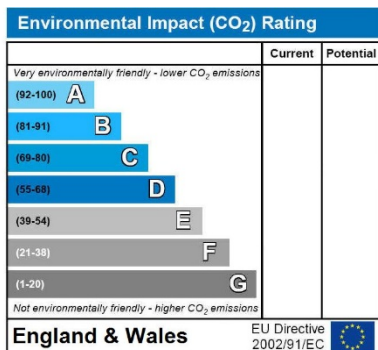
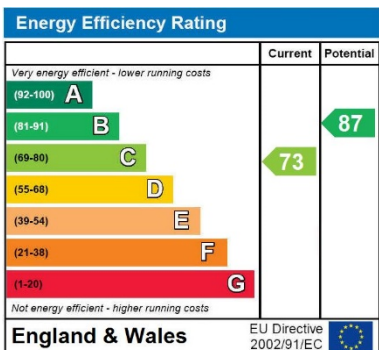
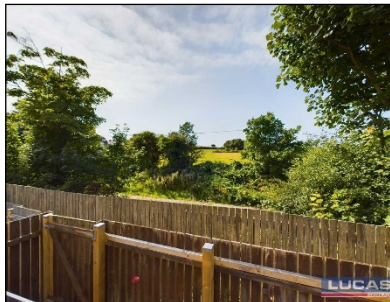
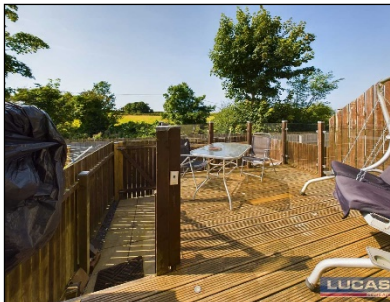
Note to Customers

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 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.



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.



<https://find-energy-certificate.service.gov.uk/energy-certificate/0294-3040-0208-0764-5200>

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.