



23 Upper Quay Street. Amlwch Port Amlwch Port, Isle of Anglesey  
 LL68 9HE  
 Freehold Semi Detached £250,000

- Attractive Character Semi Detached House Located In The Very Desirable Amlwch Port With No Chain
- 3 Bedrooms/2 Bathrooms/1 Reception
- Remodelled And Upgraded By The Current Owner To Offer Well Proportioned Accommodation
- Boasting Fine Views Of The Port & Sea. & Well Placed For The Ports Amenities And The Coastal Path
- On Street Road Parking At The Front & Delightful Tiered Gardens
- EPC D, Broadband Up To 625 Mbps, Council Tax Band C
- 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

Located In The Very Desirable Amlwch Port Area Which Has Been Revitalised Over Recent Years Is This Attractive Character Semi Detached House That Has Been Remodelled And Upgraded By The Current Owner To Offer Well Proportioned Accommodation Throughout & Also Boasting Fine Views Of The Port & Sea. The Property Is Very Well Placed For The Ports Amenities And The Coastal Path Is Within Easy Walking Of The Property. The Property Also Offers On Street Road Parking At The Front & Delightful Tiered Gardens With Lawned Areas, Together With A Flagged Patio Terrace To The Front & A Useful Adjoining Garden/Storage Room.

The accommodation which benefits from gas central heating and double glazing briefly comprises front door into the entrance hallway with flagged stone flooring and an opening through into the kitchen/diner briefly comprising a recently installed kitchen with base and wall storage cupboards with complimentary work surfaces, ceramic single bowl sink with mixer tap, built under electric oven with gas hob and glass chimney style extractor over, space for free standing washer and tall fridge freezer, integrated dishwasher, complementary tiled splash backs, flagged stone flooring, recessed lighting, window to side aspect, French doors leading out onto the front terrace, door though into a spacious garden/storage room with dual side access. Continuing off the entrance hallway are doors leading off into the recently installed bathroom suite briefly comprising P shaped path with mains shower and glass screen, low flush Wc, attractive free-standing vanity sink unit with drawers under together with tall free standing storage unit, chrome heated towel rail, complementary wall tiling, low maintenance flooring, extractor fan and frosted window to rear aspect. Completing the ground floor accommodation is a cosy lounge with attractive exposed brick fireplace with inset wood burning stove, two windows to front aspect, window to rear aspect, low maintenance flooring and stairs leading to the first floor.

The first floor briefly comprises a spacious landing area with window to rear aspect, access to loft space and door leading off into bedroom 3 with low maintenance flooring and window to front aspect boasting fine views overlooking the port. Continuing from the main landing area takes you to the inner landing area with built in storage cupboard and two windows to rear aspect and further doors leading off into bedroom 2 with window to front aspect boasting fine views overlooking the port and the spacious L shaped main bedroom en suite briefly comprising window to rear aspect along with windows to both the front and side aspects which also boast fine views of the port and sea along with the headland.

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### Externally

Steps lead up the front flagged terrace area that provides space for table and chairs to enjoy the afternoon and evening sun with further steps at the side leading to the tiered gardens which are mainly laid to lawn and offer equally stunning views. There is also side access into the garden/storage room. Note on street parking is available at the front with a car park within easy walking distance.

### LOCATION

The property is located 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 elevations under a slate pitched roof.

Council Tax Band C £1774.72 2024/2025  
Broadband Up To 625 Mbps

### Exact Location

what3words ///camper.blotting.coconuts

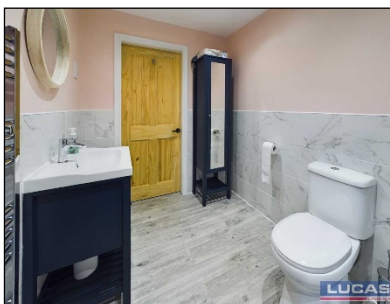
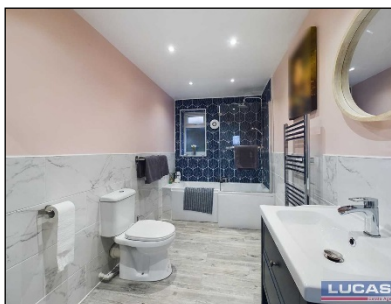
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AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

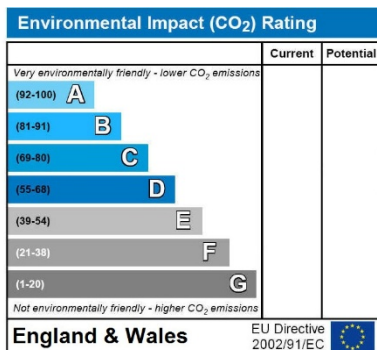
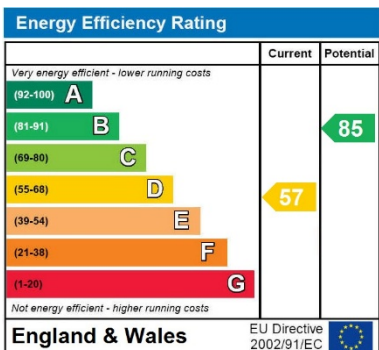
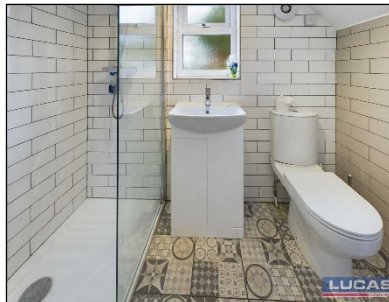
### Note to Customers

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<https://find-energy-certificate.service.gov.uk/energy-certificate/8609-3585-4129-2726-1883>

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