



## 2 Capel Salem Ffordd Llanllechid

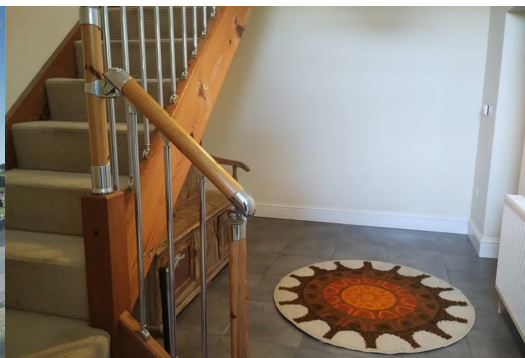
, Bethesda, LL57 3EE

£280,000



A substantial semi detached Chapel conversion, enjoying a quieter edge of village location, having a slightly elevated position to enjoy fine far reaching westerly views towards Anglesey to the front. Converted about 20 years ago, the property is in good condition through out with the living accommodation on the first floor to take advantage of the views. It provides three bedrooms, one en suite and family bathroom. The 20 foot lounge has a vaulted ceiling with exposed roof beams as well as a spacious integrated kitchen/dining room. Gas central heating, double glazing, gardens and parking. Sold with no onward chain.

Trosiad capel pâr sylweddol, yn mwynhau ymyl tawelach o leoliad pentref, gyda safle ychydig yn uwch i fwynhau golygfeydd pell gyrhaeddol gorllewinol tuag at Ynys Môn o'r blaen. Wedi'i drawsnewid tua 20 mlynedd yn ôl, mae'r eiddo i mewn cyflwr da drwyddo allan gyda'r llety byw ar y llawr cyntaf i fanteisio ar y golygfeydd. Mae'n darparu tri ystafelloedd gwely, un en suite ac ystafell ymolchi deuluol. Mae gan y lolfa 20 troedfedd nenfwd cromennog gyda thrawstiau to agored yn ogystal ag a cegin/ystafell fwyta integredig eang. gwres canolog nwy, gwydr dwbl, gerddi a pharcio. Wedi'i werthu heb unrhyw gadwyn ymlaen.



### Spacious Hallway

Having a timber double glazed side entrance door, tiled floor, radiator, telephone point. Timber dog leg staircase to the first floor

### Bedroom 1 14'10" x 11'2" (4.53 x 3.41)

With dual aspect windows, radiator, tv connection. Door through to:-

### En Suite Shower Room 8'5" x 6'0" (2.59 x 1.84)

In a wet room style with tiled walls and floor and two windows. Shower area with electric shower control, wide vanity unit with cupboards and housing a wash basin and WC and with a very large mirror over. Chrome towel radiator, ceiling down lights.

### Bedroom 2 14'10" x 9'9" (4.53 x 2.98)

Having a side aspect window with radiator under, tv connection.

### Bedroom 3 10'9" x 8'11" (3.28 x 2.72)

Having a side aspect window with radiator under and tv connection.

### Bathroom 10'10" x 6'1" (3.32 x 1.86)

Having a modern four piece suite in white comprising of a panelled bath, wide shower enclosure with glazed door and thermostatic shower control. Wall mounted wash basin with large mirror over, WC. Fully tiled walls and floor, chrome towel radiator, ceiling down lights.

### First Floor Landing

A spacious light area with window and sky light. Cupboard housing a Worcester gas fired central heating boiler. Hatch with fixed ladder to a spacious attic area with light and good headroom.

### Lounge 20'3" x 14'9" (6.18 x 4.50)

A very spacious and light living area having a vaulted ceiling with a feature made of exposed roof timbers. There are four dual aspect double glazed windows including the original arched window opening to the front, together with further velux roof lights. There are delightful far reaching views to the front over open countryside as far as the north coast of Anglesey. A further feature is the solid timber wood block floor covering. False fireplace surround and hearth, ceiling spot lights and wall lights, tv and telephone connection.

### Kitchen/Dining Room 16'1" x 14'10" (4.91 x 4.53)

Another spacious room again with good natural daylight from two side aspect windows and two further velux roof lights.

The kitchen itself is in a light timber finish with extensive worktop surfaces and upstand, and includes glazed display units and wine rack, as well as under pelmet lighting. Integrated appliances include a fridge/freezer, dishwasher and washing machine. Also included is a 7 ring, 3 oven stainless steel cooker range with tiled splash back and stainless steel extractor over. 1.5 bowl stainless steel sink unit with monobloc tap, tiled floor, ceiling down lights and ample room for a dining table.

### Outside

A shared off road parking area (shared with No 1) is provided with provision to park two cars.

Lawned garden area to the front enjoying an open outlook and a further garden area to the rear with timber garden shed.

### Services

All mains services connected.

Gas central heating system being under floor to the first floor living accommodation.

### Tenure

The property is understood to be freehold and this will be confirmed by the vendor's conveyancer.

### Energy Certificate

Band C

### Council Tax

Band E

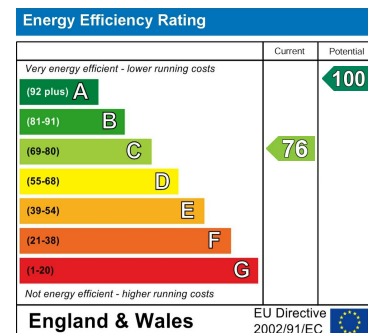
## Area Map



## Floor Plans



## Energy Efficiency Graph



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