



1 Lon Bach, Amlwch, Isle Of Anglesey,
LL68 9BL



Price: Offers in excess of £130,000

- Occupying Generous Corner Plot
- Lovely Traditional Semi Detached House
- Having rear garage and parking
- Good front side and rear garden
- No Ongoing Chain – EPC E
- Grants of up to £25,000 for Eligible First Time Buyers !!
- 2 Reception Rooms, Kitchen
- Sun Porch, 3 bedrooms, Shower Room
- Part Mains Gas Central Heating, Part UPVC Double Glazing
- Offering Great Potential for Refurbishment



Accommodation - Ground Floor

Double glazed door

Entrance Hallway 5' 11" x 5' 6" (1.8m x 1.67m)

Staircase to first floor, meter cupboard, gas heater

Lounge 12' 9" x 10' 1" (3.89m x 3.07m)

Feature fireplace along wall with timber shelves etc with electric fire, double glazed window, radiator.

Living Room 13' 5" x 8' 10" (4.1m x 2.7m)

Feature stone work and timber shelves along wall, 2 double glazed windows and timber window, radiator, built in cupboard.

Inner Hall

Kitchen 9' 2" x 7' 10" (2.8m x 2.4m)

Range of base and wall units with working surfaces and sink unit, plumbing for washing machine, timber window, extractor, part glazed timber door to

Rear Sun Porch 12' 10" x 4' 1" (3.9m x 1.25m)

External timber door

First Floor Landing

Loft access, built in cupboard

Bedroom 1 9' 2" x 9' 2" (2.8m x 2.8m)

Double Glazed window, built in wardrobes

Bedroom 2

Double glazed window

Bedroom 3 8' 2" x 7' 10" (2.5m x 2.4m)

double glazed window

Shower Room 6' 7" x 5' 3" (2.0m x 1.6m)

Shower cubicle and mains fed shower, wash basin, w.c., double glazed window, part tiled walls.

Exterior

Front gate to concrete paths and low maintenance stoned gardens to front open to side garden area to grass with side path. Rear grassed garden area, bin store, Workshop/shed (3 x 1.8) double gates to rear lane and drive/parking leading to garage

Facilities - Mains Part Gas Central Heating, UPVC Double Glazing to part

Services Mains gas electricity water and drainage

Council Tax Band B Energy Performance Rating E

Tenure - Freehold

Disclaimer

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