



Preswylfa , Llanfechell, Amlwch, Isle Of Anglesey, LL68 0SA



Price: Was £199,950 Now £179,950

- Rural Country Lane Location
- 3 Bedroom Semi Detached House
- Off Road Parking and Single Garage
- Lovely Rear Rural Views
- Solar panels, Air Source Heating
- Upvc Double Glazing, EPC D
- 2 Reception Rooms, Kitchen,
- 3 Bedrooms, Shower Room



Accommodation - Ground Floor

Double glazed door leads to

Living Room 12' 0" x 9' 6" (3.66m x 2.89m)

Feature stone clad fireplace, double glazed window, 2 radiators, meter cupboard, closed staircase to first floor, sliding door and glazed panel to

Kitchen 9' 6" x 8' 2" (2.9m x 2.5m)

Range of fitted base and wall units with sink unit, cupboard housing high capacity pressurized hot water cylinder, double glazed window, understairs cupboard.

Sitting Room 16' 5" x 11' 10" (5.0m x 3.6m)

Rear double glazed french door to garden with side windows, 2 further double glazed windows, 2 radiators.

Rear Hall 5' 6" x 4' 0" (1.67m x 1.22m)

Fitted cupboard, radiator.

Rear Porch 5' 11" x 2' 7" (1.8m x 0.8m)

Double glazed window and external door.

Shower Room 9' 6" x 6' 7" (2.9m x 2.0m)

Corner shower cubicle and electric instant shower, wash basin, w.c., plumbing for washing machine, part tiled walls, radiator, double glazed window.

First Floor Landing 7' 7" x 5' 2" (2.3m x 1.58m)

Bedroom 1 12' 2" x 10' 6" (3.7m x 3.2m) max inc wardrobes. Double glazed window, radiator, fitted bank of wardrobes along one wall.

Bedroom 2 14' 1" x 7' 3" (4.3m x 2.2m)

2 double glazed windows and rural views, radiator, built in wardrobe.

Bedroom 3 9' 2" x 6' 11" (2.8m x 2.1m)

High level double glazed window, radiator, hinged loft access cover.

En Suite Cloakroom 5' 11" x 2' 7" (1.8m x 0.8m)

Double glazed window, wash basin, w.c.

Exterior

Walled access paths to front with pedestrian gate, side timber gates leads to side part tarmac and part slate stoned parking area and drive. DETACHED SINGLE CONCRETE SECTIONAL GARAGE. side gate and arch leads to low maintenance courtyard style gardens with open aspect to fields. External air source heat pump.

Services - 11 Solar Panels, Air Source Heat Pump and Heating system, Upvc Double Glazing

Facilities - Mains electricity water and assumed mains drainage. No mains gas

Tenure Freehold

Council Tax Band C Energy Performance Rating D

Disclaimer

Disclaimer The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. If you require any clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Buyers are advised to make their own enquiries regarding any necessary planning permission or other approvals required to extend this property. Enquiries should be completed prior to any legal commitment to purchase.

Anti Money Laundering Regulations

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