



7 Alaw View, Rhosybol, Amlwch, Anglesey,
LL68 9UD



Price: £180,000

- Pretty Bright and Spacious Semi Detached House
- Good Family Accommodation with Great Potential
- Lovely Rear Rural Views towards Llyn Alaw
- Having No Ongoing Chain – EPC E
- Generous Front and Rear Gardens
- Ample Parking/Drive and Garage
- 2 Reception Rooms, Kitchen
- 3 Bedrooms, Bathroom, separate W.C



Accommodation - Ground Floor

Upvc door to

Entrance Porch 8' 10" x 2' 11" (2.7m x 0.9m)

Double glazed window

Lounge 18' 10" x 12' 6" (5.75m x 3.8m)

Double glazed large picture window, moelfre stone feature fireplace along wall with marble shelf/hearth, 2 night storage heaters, open staircase to first floor, open through to

Dining Room 9' 6" x 8' 10" (2.9m x 2.7m)

Double glazed windows and view to garden and countryside, night storage heater

Kitchen 8' 10" x 8' 6" (2.7m x 2.6m)

Fitted range of modern base and wall units with working surfaces and sink unit with provision for washing machine, (cooker and washing machine available) double glazed window with views to garden and countryside, upvc double glazed door to

Rear Hall 3' 11" x 3' 11" (1.2m x 1.2m)

Built in store cupboard (1.3m x 1.08m) and external timber door, integral door to garage

First Floor Landing 9' 6" x 6' 7" (2.9m x 2.0m)

Built in airing cupboard and hot water cylinder, loft access, side double glazed window.

Front Bedroom 1 12' 9" x 8' 9" (3.88m x 2.66m)

Double glazed window

Rear Bedroom 2 10' 2" x 8' 10" (3.1m x 2.7m)

Rear double glazed window with rural and lake view.

Front Bedroom 3 9' 5" x 6' 9" (2.88m x 2.06m)

Double glazed window, built in wardrobe

Bathroom 5' 7" x 5' 4" (1.7m x 1.63m)

Panelled bath, wash basin, double glazed window

Separate Toilet 5' 7" x 2' 7" (1.7m x 0.8m)

w.c., double glazed window

Exterior

Front - Generous garden to grass, drive and parking area, side path
Rear - Generous garden to grass backing onto farmland with lovely aspect

Garage 16' 9" x 8' 6" (5.1m x 2.6m)

Up and over door, side timber window.

Facilities - Part Night Storage Heaters, UPVC Double Glazing

Services - Mains water electricity and drainage (No Gas)

Tenure - Freehold

Council Tax Band C Energy Performance Rating E

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 At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your cooperation to ensure there will be no delay in agreeing and progressing with the sale

