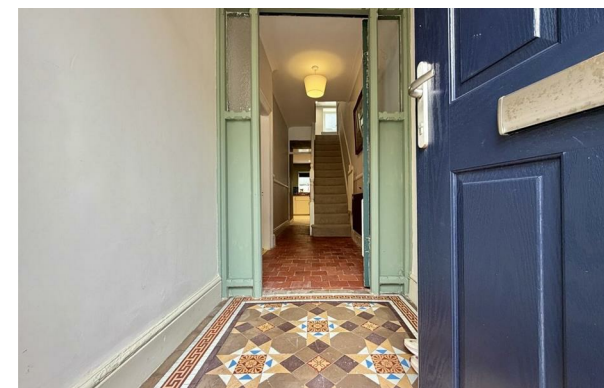
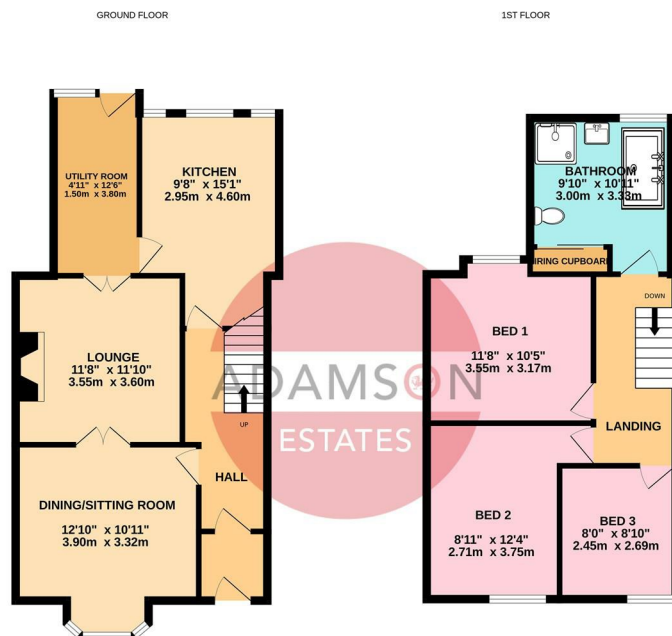




## Isfryn Market Street, Amlwch, LL68 9ET

£139,950

- Substantial character Victorian terrace
- Spacious modern Kitchen
- Large, stunning Bathroom
- 10 minute walk to coast
- Imposing hall
- Utility room
- Tiered Garden
- 2 Reception rooms
- 3 Beds (2 double; 1 single)
- Close to excellent town amenities



TOTAL FLOOR AREA: 1055sq.ft. (98.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Mapbox 10/2025

## Viewings

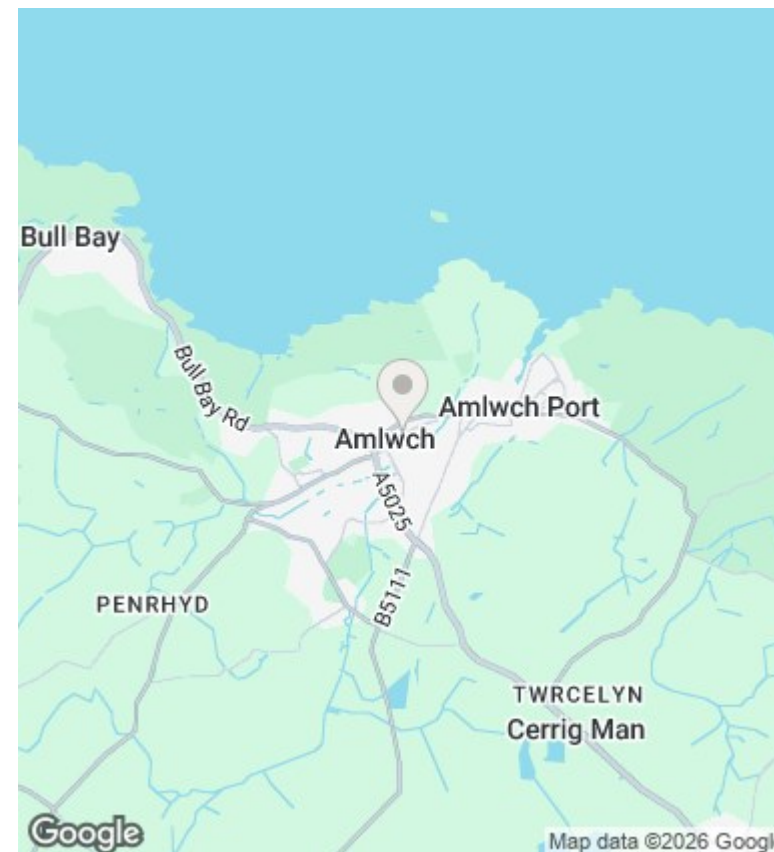
Viewings by arrangement only. Call 01248 295101 to make an appointment.

Council Tax Band: B

EPC Rating: D

### DISCLAIMER

Property Details: These details do not constitute an offer or a contract, either in whole or in part. Statements made by Adamson Estates, whether in these documents, verbally, or in writing (the "information"), should not be treated as factual representations regarding the property's state, value, or condition. Adamson Estates is not authorised to make official claims about the property; therefore, any information provided is given without any liability on our part. Important Information: Please be aware that material information is sourced from third parties and is intended for guidance only. Although Adamson Estates makes efforts to verify these details, we recommend you independently validate all such information before making an offer. Should we be notified of any changes by the seller or third parties, we will make reasonable attempts to update the records as quickly as possible. Visuals and Measurements: Any photographs, videos, or virtual tours represent specific parts of the property only as they looked when captured. All listed distances, areas, and measurements are provided as approximations. Legal Compliance: Mention of specific uses or modifications to any area of the property does not guarantee that required building regulations, planning permissions, or other legal consents are in place. It is the buyer's responsibility to confirm through surveys or other means that these requirements have been met and that all details are accurate. Included Items: The seller's solicitors will provide a formal list of fixtures and fittings included in the sale—such as carpets, curtains, and lighting—or those that may be purchased through separate negotiation.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 84        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 60                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**PRS** Property Redress Scheme