



21 Well Street, Amlwch, Isle Of Anglesey,
LL68 9HF

Price: £179,950



A generously proportioned and much-improved **mid-terrace family home**, perfectly positioned close to the **pretty harbour and quayside**. Ideally suited to a **young family** or **first-time buyer**, this spacious property offers comfortable living throughout and the rare benefit of a **large rear garden plot with a base and planning in place for a double garage**, along with **valuable rear vehicular access**. The house features **mains gas central heating and uPVC double glazing**. A welcoming and spacious hallway leads to a **bright lounge with a feature fireplace**, and a **well-fitted kitchen/diner** complete with appliances. A separate **utility room** provides further practicality. To the first floor are **three good-sized bedrooms** and a **large family bathroom** featuring both a bath and a separate shower cubicle. The property also offers an **attic conversion**, which could create a **fourth bedroom, office, or hobbies room** (subject to any necessary consents). With a good EPC rating (C) and no onward chain, this home is ready for immediate occupation and offers excellent potential in a sought-after location. A superb opportunity—early viewing recommended.



Accommodation - Ground Floor

UPVC Double Glazed door

Entrance Hallway 12' 2" x 4' 11" (3.7m x 1.5m)

Spindled staircase to first floor, understairs cupboard, Radiator, consumer unit, laminate floor finish.

Lounge 14' 9" x 10' 6" (4.5m x 3.2m)

Double Glazed window, radiator, feature ornate timber fireplace with living flame gas fire.

Fitted Kitchen and Diner 16' 5" x 9' 2" (5.0m x 2.8m)

Well fitted out with a comprehensive range of base and wall units with complimentary work surfaces and upstands including resin mono bloc sink unit, 4 ring gas hob with overhead cooker canopy, built in double oven, 2 double glazed windows, downlighters, radiator tiled floor.

Utility room 9' 6" x 5' 3" (2.9m x 1.6m)

Fitted work top and plumbing for appliances, wall unit, wall mounted boiler, fitted cupboard, double glazed window and door, tiled floor.

First Floor Landing

Hit and miss open spindled staircase to second floor, feature halogen lights on cables

Rear bedroom 1 13' 1" x 8' 10" (4.0m x 2.7m)

Double glazed window, radiator.

Front Bedroom 2 11' 10" x 6' 11" (3.6m x 2.1m)

Double glazed window, radiator.

Front Bedroom 3 6' 10" x 6' 8" (2.08m x 2.02m)

Double glazed window, radiator.

Family Bathroom 9' 2" x 7' 7" (2.8m x 2.3m)

Tastefully refitted with a panelled bath, shower cubicle and mains fed shower, wash basin, close coupled w.c., part tiled walls and tiled floor, chrome ladder style towel rail/radiator, extractor, double glazed window.

Attic Room/ Poss Bedroom 4 or Hobby room/Office 18'

8" x 7' 7" (5.7m x 2.3m) increasing to 4.7 into eaves
Staircase from first floor, 2 velux windows, access to eaves, radiator, exposed beams

Exterior

Gate to to small walled foregarden finished in imprinted concrete

Rear

Concrete rear courtyard with raised timber area, cold water tap storage shed, steps and gate to timber decking area with glass balustrade (in need of repair) Long rear garden mainly laid to grass opening to further large grassed area with base and footings for a large double garage to be completed and with rear vehicular access to peniel square and main road

Facilities - Mains Gas Central Heating, UPVC Double Glazing

Services - Mains water electricity gas and drainage

Tenure - Freehold

Council Tax Band C Energy Performance Rating C

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

