



Dolwar, Llewelyn Street, Amlwch, Isle Of Anglesey, LL68 9HN



**Price: £265,000**

- Highly sought-after residential location
- Just minutes from coastal path, harbour & quayside
- Impressive Spacious and Refurbished Character House
- Lovely gardens with summer house, workshop & store
- Attractive cottage style stone built house

- Lovely Lounge diner with log burner/character features
- Refitted kitchen, utility room, front sun porch
- 3 Good bedrooms and refitted bathroom
- Gas central heating, Upvc Double Glazing
- Under floor heating to lounge, EPC D



## Accommodation - Ground Floor

Open Canopy Porch with composite entrance door to

### Sun Porch 13' 4" x 4' 6" (4.07m x 1.37m)

Overlooking the front gardens with a sunny bright aspect

### Lounge and Dining Room 18' 8" x 14' 9" (5.7m x 4.5m)

Interesting room with its, feature recesses, ornate fireplace with log burner and the turned corner timber staircase. With downlighters and wall lights, slate floor with under floor heating and vertical panel radiator and standard panel radiator 2 double glazed windows, under floor heating to lounge

### Fitted Kitchen 11' 6" x 5' 11" (3.5m x 1.8m)

Galley style refurbished kitchen with a contemporary range of white cottage style base and wall units with black marble effect working surfaces and ceramic sink with tiled surrounds, tiled recess for gas oven, slate floor and under floor heating. 2 double glazed windows, downlighters, radiator.

### Utility room 8' 10" x 4' 7" (2.7m x 1.4m)

With fitted worktop and provision for appliances and wall cupboard over, fitted cupboard, slate floor, double glazed window and door.

## First Floor Landing

Exposed beam, downlighters.

### Bedroom 1 12' 2" x 10' 2" (3.7m x 3.1m)

Double glazed window with view to Parys mountain, downlighters, radiator.

### Bedroom 2 9' 10" x 7' 3" (3.0m x 2.2m)

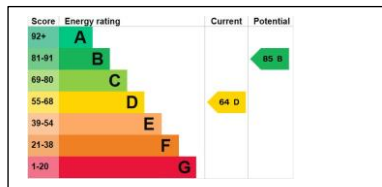
Double glazed window and view to Parys mountain, beam, downlighters, radiator. loft access.exposed beam

### Rear Bedroom 3 13' 9" x 6' 3" (4.2m x 1.9m)

Rear double glazed window looking to garden, radiator, cupboard housing gas central heating boiler

### Family Bathroom 7' 0" x 5' 11" (2.14m x 1.8m)

A stylish refurbished room with shaped bath and curved screen and in bath mains shower tiled walls, vanity unit/wash basin, close coupled w.c., heated towel rail/radiator, extractor fan, double glazed window, downlighters.



## Exterior

Front - Open entrance with stone wall to a large stoned parking area and drive with room for several vehicles. Ornate floral garden with shrubs and bushes etc Flagged area and paths, timber store, attached store shed with cladding (3m x 2.3m) ideal for bikes. Side steps and had rails lead to rear paths. Rear - side workshop ( 5m x 2m) Flagged patio area and steps with handrail to rear door ( cold water tap and power point) Lovely enclosed private and sunny garden laid to grass with paved patio area, small greenhouse. Timber summerhouse ( 4m x 2.3m) with 3 glazed double doors used a craft room.

## Facilities - mains gas central heating/under floor heating to lounge, UPVC Double Glazing

## Services - Mains water electricity gas and drainage

## Tenure - Freehold

## Council Tax Band B Energy Performance Rating D

## Disclaimer

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