



1 & 2 Awelon House, Lon Goch, Amlwch, Isle  
Of Anglesey, LL68 9EW



**Price: Was £279,950 Now £269,950**

- Substantial 4 Bedroom Detached House
- 2 Self Contained Flats- Ground and First Floor
- 2 Lounges, 2 Kitchens, 2 Bathrooms/shower
- 2 Mains Gas Central Heating Systems
- Potential for one large Family House

- 2 drives, Garage and workshop/former garage
- Front side and rear gardens, summer house
- Store shed, Rear Courtyard
- Upvc Double Glazing, EPC D
- Income potential or 2 family homes





#### Ground Floor - Flat

Double Glazed door to

**Entrance Porch** 6' 5" x 4' 2" (1.95m x 1.26m)

quarry tiled floor, access door

**Hall** 11' 4" x 5' 7" (3.45m x 1.7m)

Radiator, cupboard housing gas central heating boiler.

**Lounge/Diner** 15' 9" x 12' 10" (4.8m x 3.9m) plus 2.1 x 1.9

An L shaped open plan room with 2 double glazed windows, radiator



**Kitchen** 8' 10" x 6' 7" (2.7m x 2.0m)

Having a range of base and wall units with working surfaces and sink unit, plumbing for washing machine, double glazed window.

**Rear Sun Porch** 6' 3" x 5' 11" (1.9m x 1.8m)

External double glazed door.

**Bedroom 1** 9' 10" x 8' 2" (3.0m x 2.5m)

Double Glazed window, Radiator

**Bedroom 2** 9' 10" x 8' 2" (3.0m x 2.5m)

Inc depth of wardrobes fitted along one wall, double glazed window, radiator

**Wetroom** 5' 7" x 5' 7" (1.7m x 1.7m)

Having a self-draining floor and upvc clad walls and a corner shower area with electric shower, wash basin. w.c., extractor, double glazed window, radiator



## First Floor Flat 2

External rear double glazed door leads to small hall with cloaks area and staircase to first floor

### Landing

Cloaks area and door to

**Lounge/Diner** 15' 9" x 14' 5" (4.8m x 4.4m)

2 Double glazed windows, radiator

**Kitchen** 11' 6" x 4' 11" (3.5m x 1.5m)

Range of fitted base and wall units with working surfaces and sink, provision for slot in cooker and extractor unit, double glazed window,

### Inner Hall

Radiator, double glazed window, built in cupboard and gas central heating boiler

**Bedroom 3** 9' 10" x 8' 6" (3.0m x 2.6m)

Double glazed window, radiator

**Bedroom 4** 10' 2" x 9' 2" (3.1m x 2.8m)

Double glazed window, radiator

**Bathroom** 6' 5" x 5' 7" (1.95m x 1.7m)

White 3 piece suite with panelled bath and mixer taps/shower, wash basin, w.c., radiator, double glazed window

### Exterior

To the front is a double gate leading to a tarmac drive and parking area, side lean to store shed, Well screened front garden to grass with shrubs, bushes and hedge. Steps and pedestrian gate to front. Side path/garden with trees/hedge/stoned area, fruit trees, access gate to co-op car park. Gate to rear enclosed and private garden laid to grass, part stoned, trees and shrubs with SUMMERHOUSE. Rear enclosed and private courtyard with area of grass and raised water feature. Gate to Rear off road concrete drive parking area, access to garage. Access via right of way GARAGE ( 5 X 2.8) with up and over door, Attached Workshop/Former GARAGE ( 5 X 2.5) with blocked original door way and side door

### Facilities - Mains Gas Central Heating x2 UPVC Double Glazing

### Services - Mains water electricity and drainage

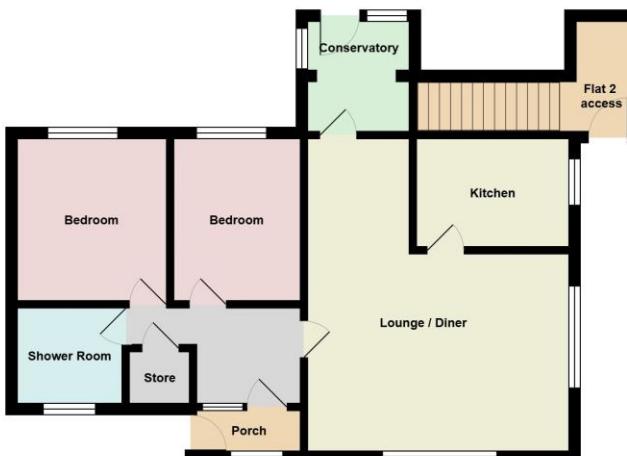
**Tenure – Freehold : Council Tax Band A x 2:**

**Energy Rating C FIRST FLOOR D GROUND FLOOR**

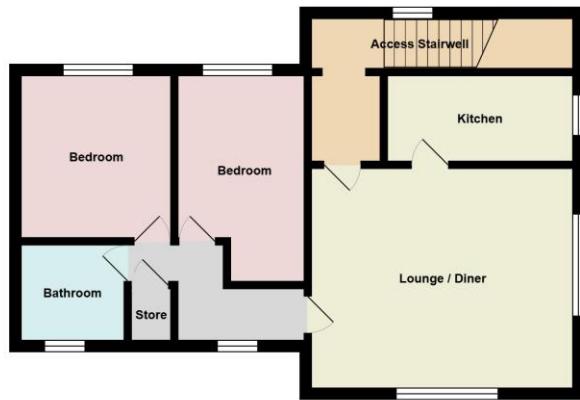
### Disclaimer

*The information provided about this property does not constitute or form part of an offer or contract, nor may be 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.*





1 Awelon House - Ground Floor



2 Awelon House - First Floor

All measurements are approximate and for display purposes only

