



Trem Y Don, 1 Awelfryn, Amlwch, Anglesey,
LL68 9DG

Price: £245,000



This generous 4 bedroom semi-detached family home sits proudly on a prime corner plot at the entrance of a sought-after edge-of-town development. Offering excellent kerb appeal, the property benefits from sizeable gardens to the front, side and rear—perfect for outdoor living, play areas, or future landscaping ideas. Extended and thoughtfully maintained, the home provides flexible accommodation with further potential to adapt the layout to suit your lifestyle. Inside, you'll find a welcoming porch and hallway leading to a bright lounge featuring a beautiful marble fireplace with gas fire, opening through to the dining room and a lovely rear sun room—ideal for relaxing or entertaining. The modern kitchen is well arranged, and the refitted ground-floor bathroom includes both a shower cubicle and a bath. Two of the four bedrooms are located on the ground floor, with two further bedrooms on the first floor. Outside, the property offers excellent parking to the front, a single garage, and useful rear storage sheds. The extensive gardens wrap around the home, offering privacy and plenty of space for families to enjoy. Additional benefits include mains gas central heating, PVCu double glazing, and no onward chain, early viewing is highly recommended.



Accommodation - Ground Floor

Double glazed door to

Entrance Porch 5' 3" x 3' 7" (1.6m x 1.1m)

Double glazed door and side panel to

Hallway 12' 10" x 9' 2" (3.9m x 2.8m)

Staircase to first floor with cupboard below, radiator.

Lounge 12' 10" x 8' 6" (3.9m x 2.6m)

Wide opening to dining room, front double glazed window, feature fireplace and gas fire, radiator, coved ceiling

Dining Room 9' 11" x 9' 11" (3.02m x 3.02m)

Radiator, coved ceiling double glazed door and side panels to

Rear Sun Room 11' 10" x 7' 10" (3.6m x 2.4m)

Double glazed window overlooking garden, picture window, double glazed door and side panel to garden, upright panel radiator.

Modern Kitchen 9' 11" x 7' 10" (3.02m x 2.38m)

Refitted with a range of base and wall units with complimentary worktops and inset sink unit. Provision for slot in cooker/fridge and dishwasher. Double glazed window, consumer unit, door to sun room

Front Bedroom 1 10' 10" x 10' 10" (3.3m x 3.3m)

Double glazed window, radiator.

Rear Bedroom 2/Sitting room 11' 10" x 11' 2" (3.6m x 3.4m)

Used as a sitting room currently. Double glazed window, radiator.

Refitted Bathroom 8' 6" x 7' 3" (2.59m x 2.2m)

Refitted white suite with corner shower cubicle and mains fed shower, panelled bath, wash basin, close coupled w.c., tiled walls, extractor, radiator, airing cupboard.

First Floor Landing

access to under eaves storage

Bedroom 3 14' 5" x 10' 10" (4.4m x 3.3m)

Double glazed window, radiator.

Bedroom 4 11' 10" x 11' 2" (3.6m x 3.4m) increasing to 4.6

Dormer and double glazed window, radiator, access to under eaves.

Exterior

To the front there is garden laid to grass with shrubs and bushes and this extends to a side garden area. Long tarmac and concrete drive and parking area with access to the garage and rear with ample room for several vehicles or caravan/boat space. Rear garden has a paved patio and a garden to grass with tap and power points and overlooks rear allotments. To the rear of the garage there are 2 sheds (1.8m x 0.98m) (1.84m x 1.84m)

Garage 16' 9" x 9' 2" (5.1m x 2.8m)

Up and over door and rear door, side double glazed window, boiler and plumbing for washing machine

Facilities - Mains Gas Central Heating UPVC Double Glazing

Services - Mains water gas electricity 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

