



50 Mona Street, Amlwch, Anglesey, LL68 9AN



**Price: £125,000**

- Ideal Starter Home or Buy to Let
- Good Sized 3 Bedroom Terraced House
- Central and Convenient Location Close to Amenities
- Mains Gas Central Heating, Upvc Double Glazing
- Lounge with feature fireplace
- Fitted Kitchen/Breakfast Room and appliances
- 3 Bedrooms, Bathroom
- Rear paved courtyard and shed, side shared access





## Description

Ideal starter home or buy to let. A delightful 3 bedroom mid terrace house set in this very convenient central location. Hall, Lounge, good sized kitchen/breakfast room, 3 bedrooms, bathroom, rear courtyard garden and side access. useful storage shed. Mains Gas Central Heating, Double glazing

## Directions

From the Agents office turn left up Mona Street and the property can be seen on your Right before the fork in the road.

## Accommodation Part tiled glazed timber door to:

### Vestibule

### Lounge 20' 12" x 12' 0" (6.40m x 3.66m)

Feature fireplace and living flame gas fire, Double glazed window with cupboard below housing meters, 2 x radiator, turned staircase to first floor, understairs storage cupboard.

### Fitted Kitchen/ Diner 12' 9" x 11' 2" (3.89m x 3.4m)

Range of fitted base and wall units with ample worktops and sink unit. Breakfast bar along one wall, plumbing for washing machine, built in oven and gas hob with overhead cooker canopy, wall mounted gas central heating boiler, 2 double glazed windows, radiator, external rear door, leads to an open REAR PORCH

### First Floor - Landing 6' 11" x 2' 7" (2.1m x 0.8m)

Hinged loft access cover with retractable ladder leading to loft space with roof light

### Bathroom 11' 4" x 4' 8" (3.45m x 1.42m)

White 3 piece suite comprising Panelled bath and in bath mains fed shower and side screen, pedestal wash basin, low level w.c., 2 double glazed windows, radiator, extractor fan

### Front Bedroom 1 9' 4" x 8' 4" (2.84m x 2.54m)

double glazed window, radiator

### Rear Bedroom 2 11' 2" x 8' 2" (3.4m x 2.5m) max reducing to 2.4m

Double glazed window, radiator

## Externally

Rear low maintenance courtyard style paved area with raised seating area. Storage shed ( 2.8m x 2.6m) with open storage area. covered side passageway with shared access to front. cold water tap

## Tenure - Freehold

## Facilities Mains Gas Central Heating PVCu Double Glazing

## Services Mains Water Electricity Gas and Drainage

## Council Tax Band A EPC Rating E

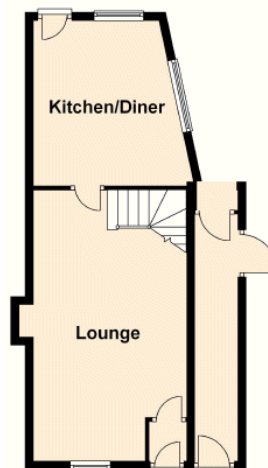
## Disclaimer

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

### Ground Floor

Approx. 43.6 sq. metres (469.5 sq. feet)



### First Floor

Approx. 31.1 sq. metres (334.7 sq. feet)

