



36 Pen Y Cefn, Amlwch, Isle Of Anglesey,
LL68 9DF

Price: £155,000



Lovely Semi-Detached Home with Countryside Views

An early viewing is highly recommended for this lovely semi-detached family home, set on a **larger-than-average plot** and enjoying **far-reaching views over open countryside** to the rear over allotments. The property offers a wonderful blend of modern comfort and attractive character. Ideally located, the home is just a **½-mile stroll to the port**, with its pretty harbour, quayside, local amenities, and direct access to the stunning **Anglesey Coastal Path**—perfect for those who enjoy scenic walks and coastal living. Larger-than-average plot Beautiful rear views over open countryside, Mains gas central heating, Double glazing, Generous front and rear gardens, Rear garden arranged over two levels, well-oriented for afternoon & evening sun **No onward chain** EPC Rating: **D Accommodation ; Ground Floor**, Entrance hallway, Lounge, kitchen, Rear hall, Utility/boiler room, WC, **First Floor**, Landing, Modern family bathroom, Two double bedrooms



Accommodation -Ground Floor

Canopy and double glazed door to

Hallway 11' 10" x 5' 11" (3.6m x 1.8m)

Side upvc window, staircase to first floor, radiator

Lounge 11' 10" x 11' 6" (3.6m x 3.5m)

Double glazed window, radiator, Feature fireplace and living flame gas fire

Kitchen 8' 10" x 8' 8" (2.7m x 2.65m)

Good range of modern fitted base and wall units with work tops and sink unit, double glazed window, radiator, understairs cupboard with window.

Dining Room/Sitting room 8' 6" x 7' 1" (2.6m x 2.15m)

Double glazed sliding patio doors leading to garden with views to country allotments, radiator.

Rear Hall 6' 3" x 2' 7" (1.9m x 0.8m)

Double glazed door

Cloakroom 4' 7" x 2' 7" (1.4m x 0.8m)

w.c., double glazed window.

Fuel Store 4' 7" x 2' 7" (1.4m x 0.8m)

Utility/ Boiler room 8' 2" x 6' 5" (2.5m x 1.95m)

Gas meter, wall mounted gas central heating boiler, tap, double glazed window

First Floor Landing

loft access, double glazed window

Bedroom 1 14' 9" x 10' 2" (4.5m x 3.1m)

Double glazed window, Radiator, built in wardrobe

Bedroom 2 11' 2" x 10' 6" (3.4m x 3.2m)

Double glazed window with views to country and allotments, radiator, fitted cupboard.

Bathroom 6' 5" x 5' 7" (1.95m x 1.71m)

Panelled bath with in bath mains fed shower and screen, wash basin, w.c., radiator, double glazed window

Exterior

Access gate to stepped path with handrails, garden to grass and stoned patio/seating area, side path to rear. The rear garden is on two levels mainly to grass with raised bed/stone wall various shrubs, patio area with view out to allotments and countryside, tap.

Facilities - Mains Gas Central Heating, Mainly Upvc Double Glazed

Services - Mains electric gas water and drainage

Council Tax Band B Energy Performance Rating D

Tenure - Freehold

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

