



16 Wesley Street, Amlwch, Isle Of Anglesey,
LL68 9EY

Price: £155,000



- Ideal for First Time Buyers or a Young Family
- Recently decorated and with no ongoing Chain
- Close to Town Centre - adjoining the Local Park
- Spacious Open Plan Fitted Kitchen/Diner

- Generous Dual Aspect Lounge & feature fireplace
- 2 Bedrooms, Modern family Bathroom
- Mains Gas Central Heating, UPVC Double Glazing
- South Facing Long Rear Garden and shed
- EPC C



Accommodation - Ground Floor

Timber entrance door to

Hall 10' 6" x 5' 11" (3.2m x 1.8m)

Staircase to first floor, Radiator, consumer unit

Lounge 18' 1" x 12' 10" (5.5m x 3.9m)

2 double glazed windows and 2 radiators, Feature
Fireplace, staircase access to lower ground floor

Lower Ground Floor

Impressive Open Plan Fitted Kitchen/Diner and Living space 18' 4" x 15' 1" (5.6m x 4.6m)

Well fitted out with a contemporary range of fitted base and wall units with ample worktops extending to a breakfast bar, tiled surrounds, sink unit, slot in cooker space for washing machine and fridge, cupboards housing gas boiler and gas meter, fireplace recess with slate hearth (potential for a log burner - subject to suitability), 2 radiators, downlighters, double glazed window and external door

First Floor Landing 9' 10" x 5' 3" (3.0m x 1.6m)

Loft access, double glazed window, radiator, storage cupboard.

Bedroom 1 11' 2" x 7' 10" (3.4m x 2.4m)

Double glazed window, radiator.

Bedroom 2 8' 2" x 7' 7" (2.5m x 2.3m)

Double Glazed window, radiator.

Bathroom 9' 10" x 6' 7" (3.0m x 2.0m)

3 piece white modern suite with panelled bath in bath mains fed shower and screen, wash basin, w.c., heated towel rail radiator, double glazed window, tiled walls and floor, airing cupboard and radiator.

Exterior

South facing long rear garden mainly to grass with paths stoned area and concrete yard area with cold water tap and storage shed. Fence and gate leads to an off road hardstand and parking area with room for several vehicles (small timber garden shed) Access to the rear lane and adjoining the park/tennis courts and direct quick access to town centre, shops and supermarket.

Facilities - Mains Gas Central Heating, UPVC Double Glazing

Services Mains water gas electricity and drainage

Council Tax Band B - Energy Performance Band C

Tenure - FREEHOLD

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. 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

