



Price: £250,000



24B Awelfryn, Amlwch LL68 9DG

- Imaginative & Very Stylish 2018 Semi Detached House
- Tremendous Views From BALCONY To Country & Sea
- Stunning Open Plan Lounge/Diner & Fitted Kitchen
- Patio Doors From Lounge To Balcony & Log Burner

- Ground Floor Sitting room/Patio doors & Cloakroom
- 2 Good Bedrooms or possibly 3 & Bathroom
- Mains Gas Central Heating & UPvc Double Glazing
- Off-Road Parking & Private Sunny Rear Gardens





Accommodation Ground Floor

Composite double glazed entrance door and side panel to

Entrance Hall 11' 1" x 6' 10" (3.39m x 2.08m)

Radiator, carpet finishes, staircase down to lower ground floor.

Cloakroom 5' 3" x 2' 9" (1.59m x 0.85m)

Vanity unit with wash basin, close coupled wc, double glazed window and blind; tiled floor.

Open Plan Lounge/Diner & Kitchen 16'9" x 16'9" (5.11m x 5.11m)

A Stunning room with double glazed wide sliding patio doors leading directly onto the glass BALCONY (5.2 m x 1.9m) with superb country and distant sea views and an external steel staircase. Also having a part vaulted ceiling with downlighters. The lounge area has a tiled hearth and multi fuel room heater with a carpet finish. There is room for a dining table or a breakfast bar and stools. The kitchen area has wrap-around range of contemporary styled units with timber woodgrain finished worktops with a good range of base and wall cupboards with soft closing and useful pull out storage racks. Having a double oven, 4 ring gas hob and stainless steel splashback and overhead cooker canopy, inset sink unit and swivel mixer taps, integral dishwasher/fridge and freezer/microwave. There is a hinged large loft access cover with fold down ladder access to loft.



Bedroom 3 9' 9" x 8' 9" (2.98m x 2.67m)

Double glazed window and blind, radiator, carpet.

Lower Ground Floor

Hallway 4' 10" x 6' 8" (1.478m x 2.035m)

Radiator

Sitting Room/Former Master Bedroom 3 16' 9" x 11' 9" (5.11m x 3.572m) not inc wardrobe depth.

Feature wide double glazed doors leading out to the garden; feature mock fireplace and room heater, 2 radiators.

Bedroom 2 16' 9" x 14' 0" (5.1m x 4.261m)

Large recess ideal for wardrobes, double glazed window, radiator, built-in under stairs storage cupboard, fitted L-shaped range of worktops with cupboards and housing for washing machine and tumble dryer, downlighters.

Family Bathroom 9' 11" x 6' 7" (3.03m x 2.019m)

Shaped bath with curved screen and in-bath mains fed shower, vanity unit and wash basin with lighted mirror above, close coupled wc, upright panelled radiator, double glazed window, part tiled walls and tiled floor, extractor fan, downlighters.

Exterior

To the front is a tarmac drive and parking space with paved seating area and side locking metal/timber panelled gate and panels to side access with paved steps leading down to rear garden; cold water tap. To the rear is a well enclosed private sunny garden with high fencing mainly to grass, stoned paths and seating areas with flagged patio with raised railway sleeper productive beds, garden shed. A steel staircase leading to the first floor Balcony which has wonderful views.

Facilities - Mains Gas Central Heating & Upvc Double Glazing.

Hard wired smoke detectors and sprinkler system

Services - Mains Water Electricity Gas & Drainage

Council Tax Band: C

Energy Performance Certificate: B

Tenure - FREEHOLD

NOTES

The property was built in 2018 and will have the balance of a warranty scheme - details to be provided in course of purchase. It has a sprinkler system and hard wired smoke detectors. The property is believed to have plans for the extension of the lounge out to the balcony.

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.





24B Awelfryn Amlwch

Approximate Gross Internal Area
1055 sq ft - 98 sq m



GROUND FLOOR
FIRST FLOOR
Not to Scale. Produced by The Plan Portal 2026
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01407 832 772
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