



1 Harbour Lights, Cemaes Bay, Isle Of Anglesey, LL67 0NN

**môn**  
PROPERTIES

**For Sale by Online Auction Guide Price £175,000 plus**

- Overlooking A Pretty Harbour and Beach
- Impressive Sea View and yards from Beach
- Substantial Family Sized Character Home
- 4 Bedroom Semi Detached House
- High Heat Retention Storage Heating

- Rear Courtyard and Garage/Outbuilding
- Side drive, parking, Fitted Kitchen and utility
- 2 Reception Rooms, Requires Repair/Improvement
- Cloakroom, Shower Room, Balcony off Beds
- Upvc Double Glazing, EPC E, No Chain



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#### Accommodation - Ground floor

##### **Entrance Porch** 4' 11" x 3' 10" (1.5m x 1.18m)

Double glazed all around and sea views

##### **Entrance Hallway** 9' 6" x 6' 2" (2.9m x 1.89m)

Storage heater, WALK IN AIRING CUPBOARD with shelving and access to hot water cylinder

##### **Through Lounge** 21' 4" x 10' 6" (6.5m x 3.19m)

Having a large bay with double glazed windows and super sea views, fireplace and log burner, 2 storage heaters, open to an inner hall area with shelving and meter cupboard, double glazed double doors to



##### **Reception Room 2** 11' 10" x 10' 6" (3.6m x 3.2m)

Double glazed double patio doors to rear courtyard. side double glazed window, storage heater.

##### **Fitted Kitchen** 14' 1" x 6' 11" (4.3m x 2.1m)

Well fitted out with a contemporary base and wall units with complimentary working surfaces and inset sink unit, 4 ring lpg gas hob and cooker hood, built in double oven, part tiled walls, provision for fridge/dishwasher, rear double glazed window.



### **Rear Hall and Utility Area** 9' 6" x 2' 11" (2.9m x 0.9m)

Quarry tiled floor, plumbing for washing machine, double glazed door to

### **Rear Porch** 5' 3" x 2' 7" (1.6m x 0.8m)

Double glazed all around with double glazed roof and external door to courtyard

### **Shower Room** 7' 3" x 5' 3" (2.2m x 1.6m)

Of main hall: Shower enclosure with electric shower, wash basin, w.c., shaver point, part tiled and part plastic panelled walls, built in cupboard, double glazed window



### **First Floor Landing**

Double glazed window, storage heater.



### **Cloakroom** 4' 11" x 2' 11" (1.5m x 0.9m)

Wash basin and W.C.

### **Front Bedroom 1** 14' 9" x 6' 11" (4.5m x 2.1m)

Double glazed door to balcony and sea view, storage heater

### **Rear Bedroom 2** 12' 2" x 10' 6" (3.7m x 3.2m)

Double glazed window, storage heater, corner shower cubicle and extractor

### **Front Bedroom 4** 14' 1" x 7' 3" (4.3m x 2.2m)

Double glazed window and sea view, storage heater, built in cupboard

### **Front Bedroom 1** 8' 6" x 7' 10" (2.6m x 2.4m)

Double glazed door to balcony and sea view, storage heater, loft access, built in cupboard.

### **Exterior**

To the front there is a pedestrian gate and small walled fore garden. Double gates to the side lead to the drive/parking space and timber double gates lead to the rear. At the rear there is a walled and private courtyard garden with an upper section. Access to the Single Garage/outbuilding with and up and over door and side door



### **Facilities - High Heat Retention Radiators with controls,**

### **UPVC Double Glazing**

### **Services - Mains water electricity and drainage**

### **Tenure - Freehold**

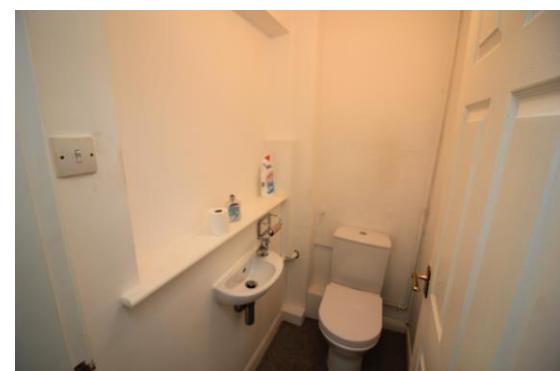
### **Council Tax Band C - Energy Performance Certificate E**



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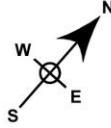
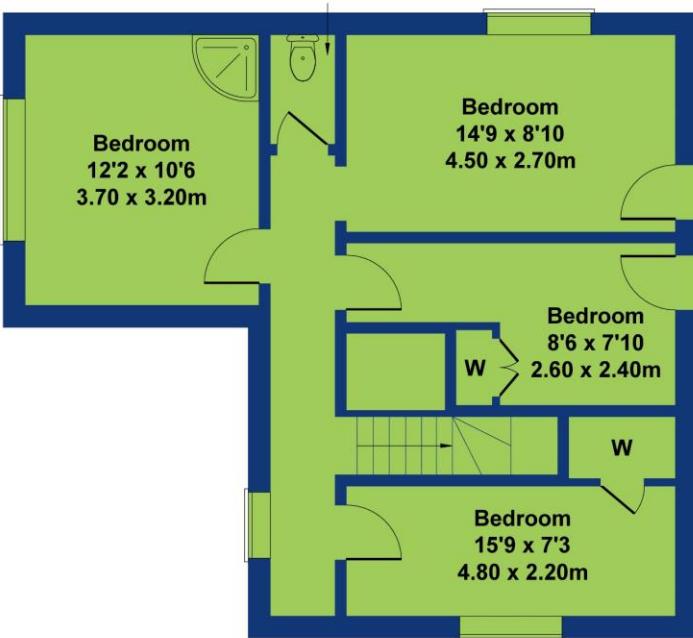
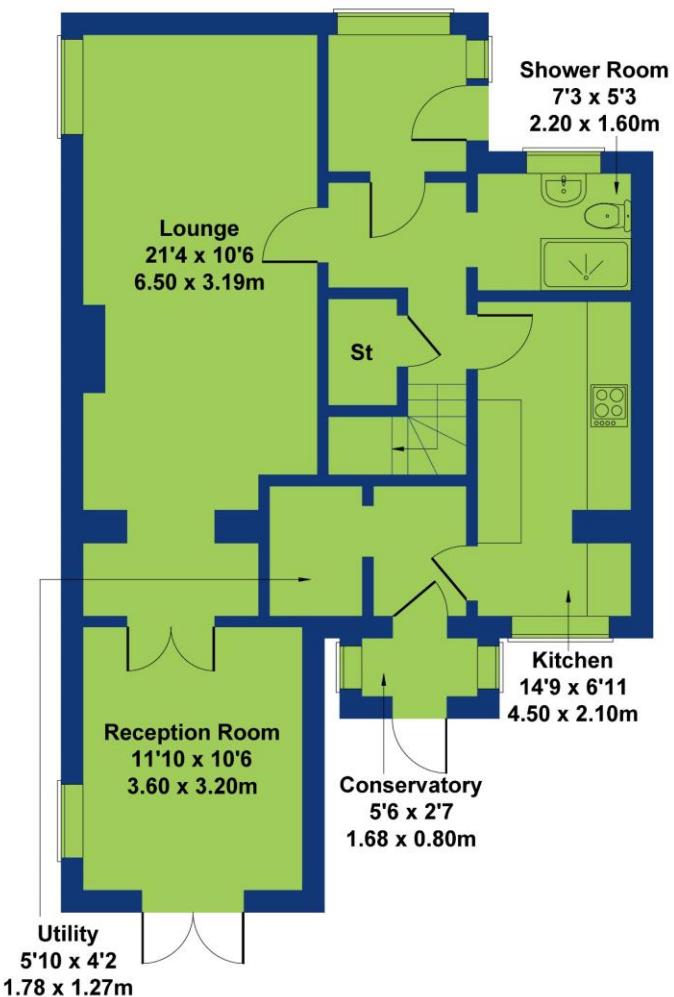
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# Harbour View 1 Harbour Lights Cemaes Bay

Approximate Gross Internal Area

1335 sq ft - 124 sq m



Not to Scale. Produced by The Plan Portal 2024  
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