



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



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)**

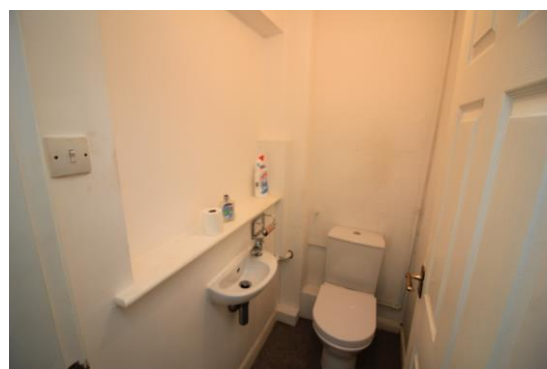
Double glazed door to balcony and sea view, storage heater, loft access, built in cupboard.

**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

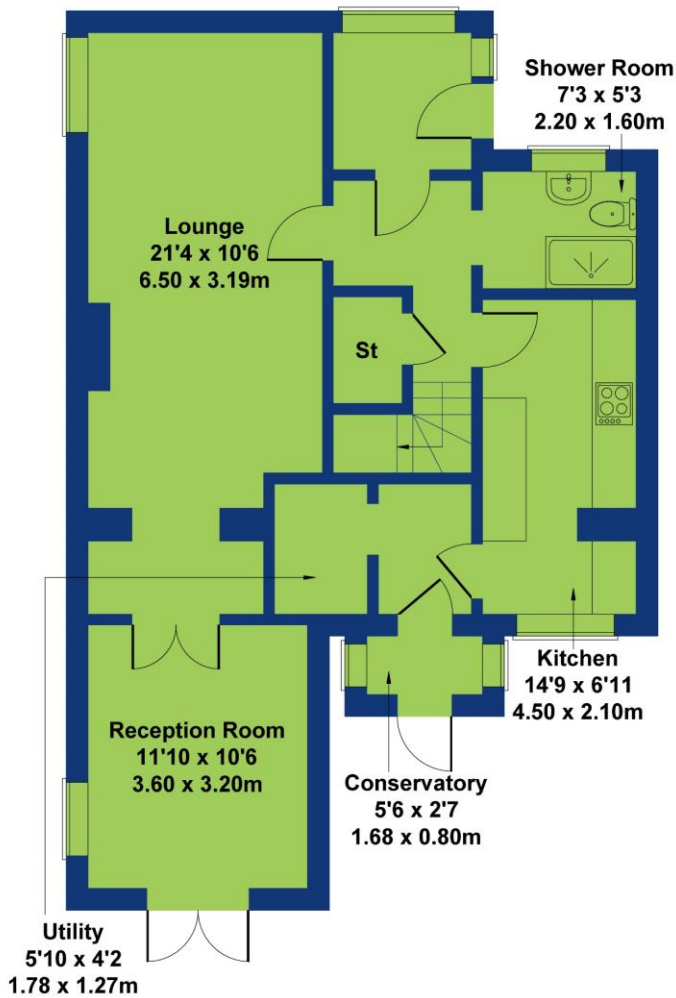
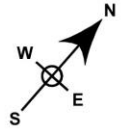
Facilities - High Heat Retention Radiators with controls,**UPVC Double Glazing****Services - Mains water electricity and drainage****Tenure - Freehold****Council Tax Band C - Energy Performance Certificate E****Disclaimer**

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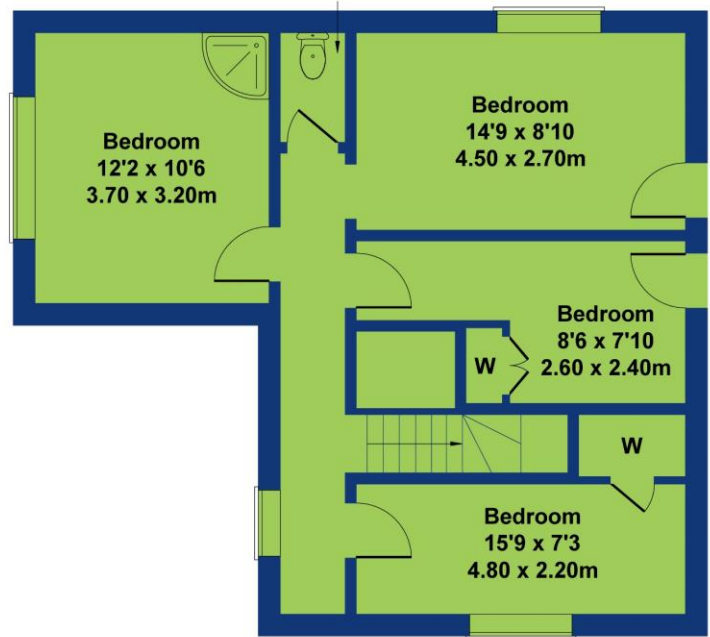


Harbour View 1 Harbour Lights Cemaes Bay

Approximate Gross Internal Area
1335 sq ft - 124 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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