



15 Craig Y Don, Amlwch, Isle Of Anglesey,
LL68 9DN



Price: £199,500

- Superb Family Sized 3 Bedroom Family Home
- Stunning New large Kitchen Diner & granite worktops
- Roof dome + patio doors & wide range of appliances
- 2 Reception Rooms and inviting hallway
- Impressive new shower room and vanity units
- 16 Solar panels (battery storage and EV car charging)
- Mains gas central heating, UPVC Double Glazing
- Large low maintenance new resin drive and parking



Accommodation - Ground Floor

Double glazed door to

Entrance Hallway 12' 10" x 4' 11" (3.9m x 1.5m)

Side double glazed window, staircase to first floor, radiator, laminate floor finish

Lounge 12' 10" x 11' 10" (3.9m x 3.6m)

Double glazed window, radiator, laminate floor finish.

Living Room 10' 10" x 8' 10" (3.3m x 2.7m)

Off kitchen/diner - Feature timber fireplace surround and gas fire, double glazed window, radiator, laminate floor

Stunning Fitted Kitchen and Diner 26' 3" x 10' 6" (8.0m x 3.2m) reducing to 2.3m

Having the WOW factor this impressive area has many features including the roof dome and patio doors to side patio allowing plenty of light in. The kitchen is extensively fitted out with a contemporary range of base/wall and upright storage units with polished stone solid worktops and drainer with inset resin sink all with grey brick tiled surrounds - included is a double oven, ceramic hob and cooker canopy, dishwasher & integrated high capacity freezer. Laminate floors and built in understairs storage 7 plumbing for washing machine.

First Floor Landing 7' 10" x 7' 10" (2.4m x 2.4m)

Loft access with retractable ladder leading to large boarded loft space storage with lights, double glazed window.

Bedroom 1 11' 0" x 10' 0" (3.36m x 3.05m)

Double glazed window, radiator, built in cupboard with gas central heating boiler

Bedroom 2 11' 2" x 9' 2" (3.4m x 2.8m)

Double glazed window, radiator.

Bedroom 3 9' 10" x 8' 5" (3.0m x 2.56m)

Double glazed window and radiator, built in cupboard.

Refitted Shower Room 7' 9" x 5' 5" (2.35m x 1.64m)

Totally refurbished with large shower enclosure with glass screens and mains fed shower with rainfall head, fitted vanity units include wash basin and concealed cistern w.c., Tiled walls, extractor fan, double glazed windows, heated towel rail/radiator.

Exterior

Front - Gate and wide entrance to a low maintenance impressive ornate resin resurfaced drive/parking area (room for several vehicles)and foregarden area. Electric vehicle (EV) charging point, side gate to side walled yard area open to the rear Rear - Low maintenance slate stone and paved garden with large sunny patio area. Garden shed and 1 x metal storage shed.

Additional Information

The property has been re-rendered with majority of ceilings being upvc clad for low maintenance and the drive has just been resurfaced. The 16 solar panels have 2 x 5.6kw battery packs and the owners sell their electricity to the grid - Profit since installed is over £4000

Facilities - Mains gas central heating, 16 solar panels and battery storage, replacement UPVC Double Glazing

Services Mains water electricity gas and drainage

Council Tax Band B Energy Performance Rating tba

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

Floor plan to be inserted

