EGERTON ESTATES









Plas Bach , Amlwch, LL68 9TN

Offers In The Region Of £235,000

A charming detached and extended cottage nestled in the rural area of Penrhyd, Amlwch, surrounded by farmland and having rural views all around. Whilst the cottage enjoys a quiet and peaceful location it is just over a mile to the town of Amlwch which provides a good selection of local amenities. Enjoying views of Parys Mountain and distant sea views, the accommodation provides for two double bedrooms, a large living room, kitchen/breakfast room and bathroom. It has spacious gardens, detached garage and ample off road parking. Propane gas central heating and double glazing completes this delightful country cottage.
Sold with no onward chain.

Front Porch
With double glazed entrance door.

Living Room 18'0" x 14'9" (5.50 x 4.50)
A spacious living area with two front aspect windows giving fine rural views towards Parys mountain. Former fireplace opening (presently with electric fire) with hearth and timber mantel over, wall shelving, two radiators, t.v, and telephone connection.

Kitchen/Breakfast Room 11'5" x 11'1" (3.49 x 3.39)
Having a range of base and wall units in a dark green laminate finish with contrasting worktop surfaces and tiled surround. Stainless steel sink unit under a wide rear aspect window overlooking the rear garden, propane gas cooker point with extractor over, space for a fridge/freezer, wall shelving, ample room for a breakfast table with nearby radiator.

Lobby
Having a spacious linen cupboard and also housing a 'Worcester' propane gas central heating boiler.

Bathroom 6'4" x 6'4" (1.94 x 1.94)
Having a modern suite comprising of a steel panelled bath with electric shower over and glazed shower screen. Wash basin, w.c, wall mirror, radiator.

Bedroom One 14'9" x 12'3" (4.52 x 3.74)
With front aspect window with views of Parys Mountain. Radiator, wall mirror.

Rear Hall
With tiled floor, store cupboard, double glazed door to the rear garden.

Bedroom Two 14'9" x 12'3" (4.52 x 3.74)
With side aspect window with views of Parys Mountain and radiator under. Wall shelving.

Outside
A feature of Plas Bach are the well proportioned grounds to both front and rear. A tarmacadam drive gives off road parking for 2-3 cars and also gives access to the garage. To the front is a well tended lawned garden with shrubs and bushes. To the rear is a spacious but manageable garden area, being mostly lawn surrounded by farmland and enjoying a good amount of privacy. Included are two garden sheds as well as a timber greenhouse, outside water tap.

Detached Garage 16'8" x 9'4" (5.10 x 2.86)
With up and over door, power provided.

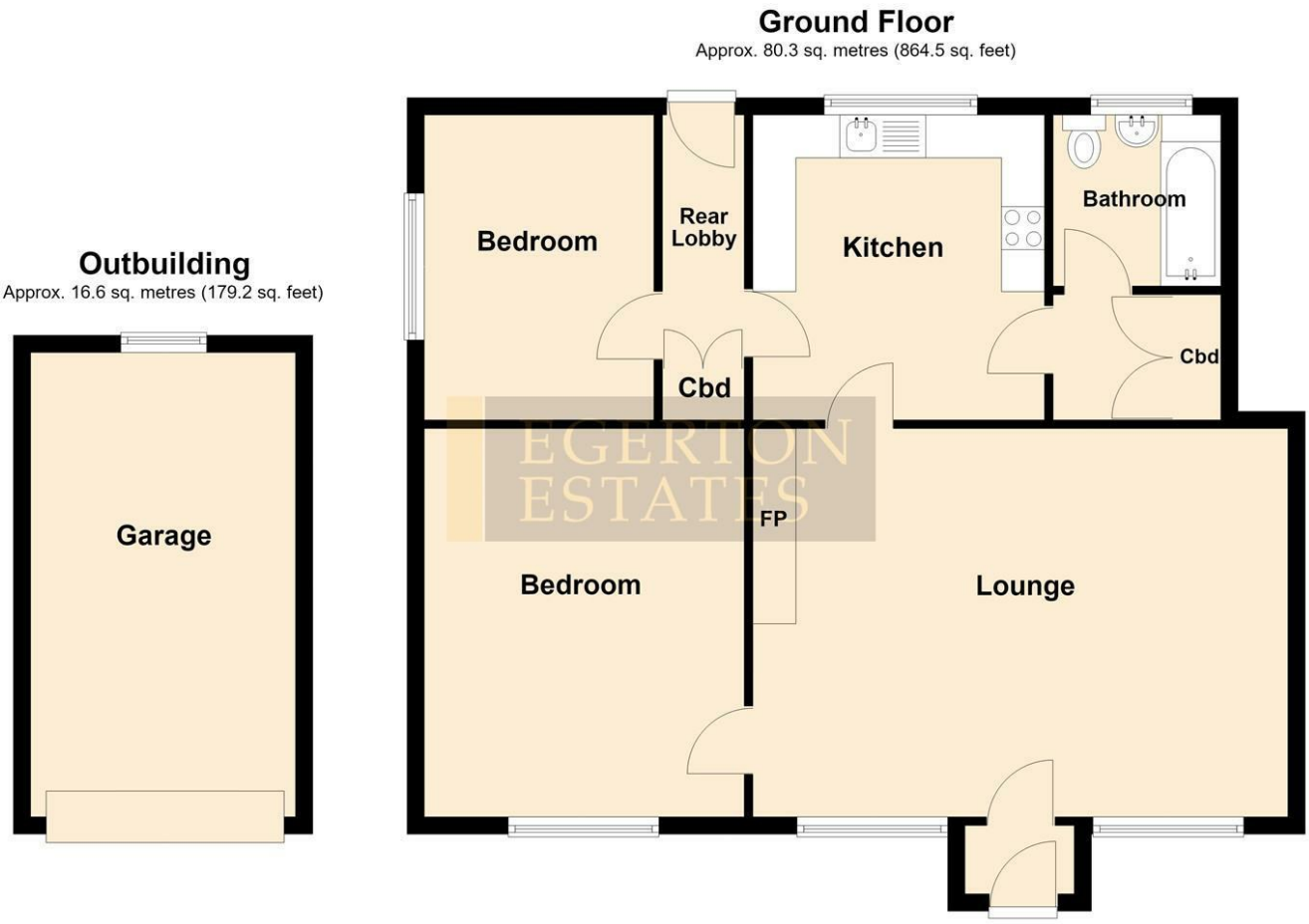
Services
Mains water and electricity. Private drainage.
Propane gas central heating system.
Pvc double glazed windows and doors.

Tenure
Understood to be freehold and to be confirmed by the vendor's solicitor/conveyancer.

Council Tax
Band D

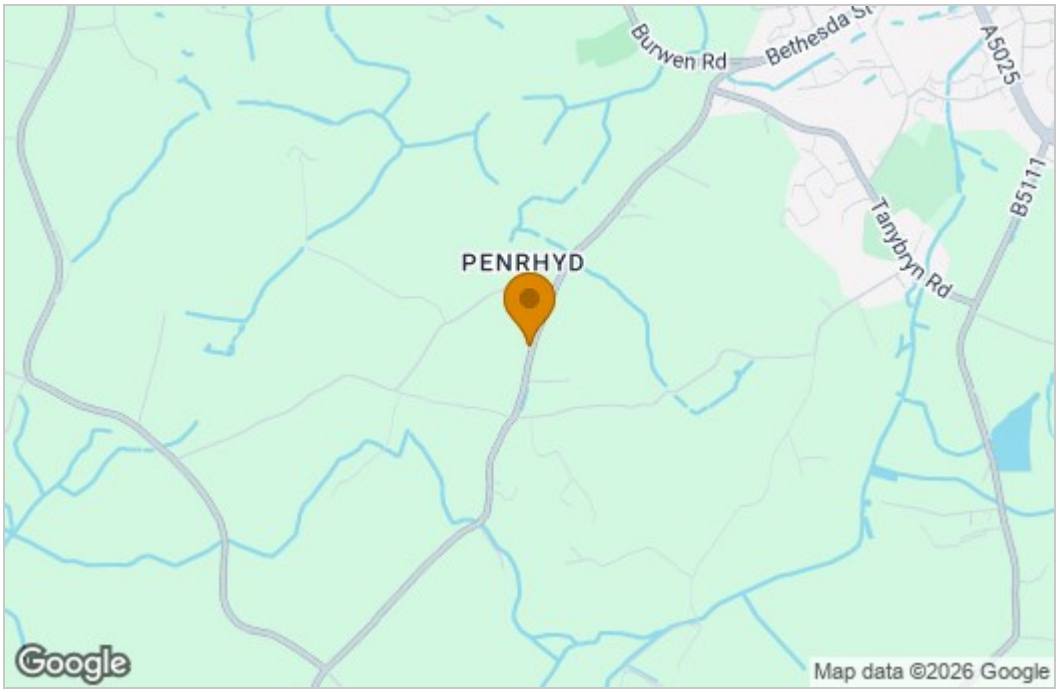
Energy Performance Certificate
Band E

Floor Plan

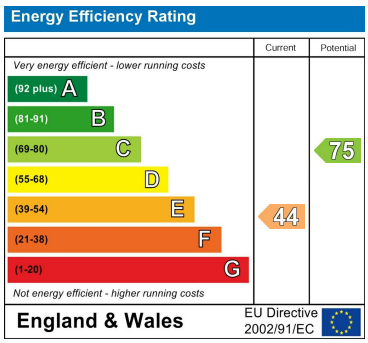


Total area: approx. 97.0 sq. metres (1043.7 sq. feet)

Area Map



Energy Efficiency Graph



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