

Llwyfor, Bull Bay Road, Amlwch, Anglesey,
LL68 9EA

môn PROPERTIES

Price: £220,000

- Link Detached Chalet-style residence
- Flexible 3/4 bedroom accommodation
- Rear lounge, Refitted kitchen with pantry
- Long side conservatory with utility area
- No Ongoing Chain – EPC D
- Dining room/study/Bedroom 4 (former garage)
- Two first floor bedrooms and bathroom, G/F Bedroom 3
- uPVC double glazing, Mains gas central heating
- Driveway parking for 2-3 cars
- Rear garden and shed





Accommodation Ground Floor
Double glazed aluminum frame door and side panels to

Entrance Hallway 8' 6'' x 6' 3'' (2.6m x 1.9m)
Staircase to first floor, radiator.

Kitchen 12' 4'' x 8' 10'' (3.77m x 2.69m)
Refitted with a range of timber finished base and wall units with working surfaces and tiled surrounds with inset 1 1/2 bowl sink unit. Provision for slot in oven, double glazed front window, tiled floor, walk in understairs pantry, doors to lounge and conservatory.

Rear Lounge 18' 1'' x 10' 10'' (5.5m x 3.3m)
2 double glazed windows, radiator.

Dining Room or study or Bedroom 16' 1'' x 7' 0'' (4.89m x 2.14m)
3 double glazed windows, radiator, meter cupboard, wall mounted inset gas central heating boiler

Conservatory 19' 0'' x 6' 6'' (5.8m x 1.98m)
Front double glazed door, radiator

Utility room 6' 6'' x 2' 7'' (1.98m x 0.8m)
Vanity wash basin, double glazed window, plumbing for appliance

Bedroom 3 8' 10'' x 8' 6'' (2.7m x 2.6m)
Off hall, double glazed window, radiator.

First Floor Landing 8' 10'' x 6' 3'' (2.7m x 1.9m)
Double glazed window, loft access.

Bedroom 1 12' 2'' x 9' 2'' (3.7m x 2.8m)
Double glazed window, radiator, built in wardrobes, access to under eaves.

Bedroom 2 12' 2'' x 5' 7'' (3.7m x 1.7m)
Double glazed window, radiator, built in cupboard.

Bathroom 9' 2'' x 5' 11'' (2.8m x 1.8m)
White suite with bath and in bath mains fed shower, wash basin, close coupled w.c., part tiled walls, radiator, double glazed window.

Exterior
To the front there is a tarmac drive and parking space with room for 2-3 vehicles, side pathway leads to rear. Rear garden is laid to part grass with raised beds, paved area, timber shed, cold water tap.

Facilities - Mains Gas Central Heating, UPVC Double Glazing

Services - Mains Gas Electricity Water and Drainage

Tenure - Freehold

Council Tax Band D Energy Performance Rating D

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