



3 Dinorben Court, Amlwch, Isle Of Anglesey,
LL68 9EA



Auction Guide Price £70,000 plus fees Town & Country 23/9/26

- Ideal Starter Home or Buy To Let
- Modern Mid Town House
- 2/3 Bedroom Town House, Fitted Kitchen/Diner
- Lounge, Modern Bathroom/Shower
- Enclosed Courtyard Garden to Shed
- Mains Gas Central Heating, PVCu Double Glazing
- No On-Going Chain
- Energy Rating 'D'





Description

Superb opportunity for the first time buyer, retired couple, single person, small family or investment buyer to purchase a modern mid-terraced town house, set in a pleasant small courtyard style development within a central extremely convenient town location, a few hundred yards from shopping centre with excellent local amenities. The agents highly recommend an early inspection.

Directions

From the roundabout entering Amlwch follow the A5025 and after the car park on the left hand side) after turn for Mona Street) , turn into a private narrow drive leading to a communal parking area. Pedestrian access can be gained via the car park. Please note annual car parking permits can also be quired through the Local Authority

Accommodation

UPVC Double Glazed entrance door leads to:

Projecting Porch 2' 11" x 3' 7" (0.9m x 1.095m)

Electric meter cupboard, radiator, door to:

Lounge/Diner 17' 3" x 11' 9" (5.26m x 3.58m)

Full height PVCu double glazed picture window to front, 2 radiators, open spindled staircase to 1st floor.



Kitchen/Breakfast Room 11' 9" x 10' 2" (3.58m x 3.10m)

Comprehensively fitted out with light timber finished units and stainless steel accessories with wide range of base and wall cupboards. Complimentary marble effect working surfaces. Including in-set single drainer sink unit with swivel mixer taps. Housing for washing machine, built in oven/hob and cooker canopy, breakfast bar, ceramic tiled floor finish, radiator, PVCu double glazed window and door.

First Floor**Landing**

Loft access, built in stair-head storage cupboard, airing cupboard with cyliner tank.

Front Bedroom 1 11' 9" x 8' 11" (3.58m x 2.72m)

2 PVCu double glazed windows, radiator.

Rear Bedroom 2 10' 10" x 6' 4" (3.30m x 1.93m)

PVCu double glazed window, radiator.

Middle Dressing Room/Bedroom 3 7' 6" x 6' 4" (2.29m x 1.93m)

Radiator, fitted shelves and rails, originally a Bedroom with no external window, currently used as a Dressing Room.

Bathroom 7' 10" x 4' 11" (2.4m x 1.5m)

Modern white suite comprising: bath with in bath electric shower (rail and curtain), vanity wash hand basin and unit, low level W.C; ceramic tiled walls, timber floor, heated towel rail/radiator, PVCu double glazed window.

Externally**Front**

Small garden part to grass with paved paths, set around a communal courtyard garden area.

Rear

Enclosed paved courtyard garden, communal parking to rear.

Tenure

We understand to be Freehold

Services

Mains water, gas, electricity and drainage.

Facilities

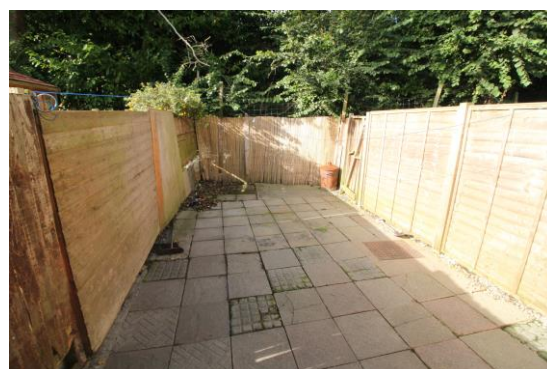
PVCu double glazing & Mains Gas Central Heating.

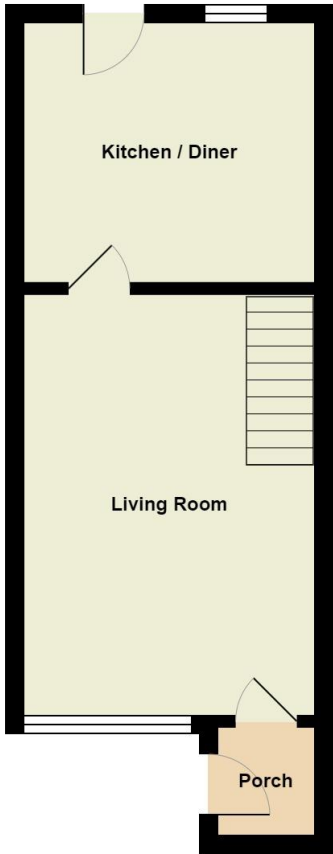
Council Tax Band B Energy Rating 'D' Full EPC available upon request.

Auction via Town and Country Property Auctions 23/9/26

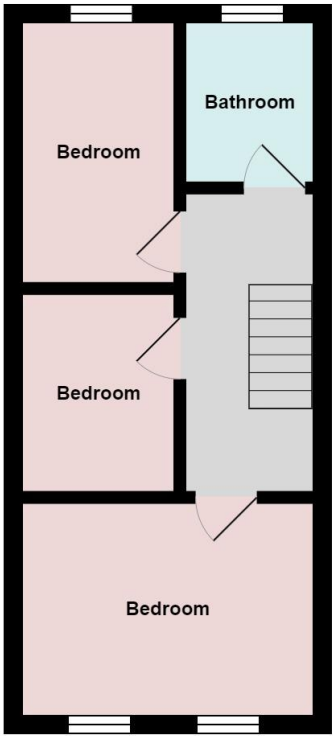
(Buyer's Premium)

UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).





Ground Floor



First Floor

All measurements are approximate and for display purposes only

