



20 Nant Y Felin, Pentraeth, LL75 8UY

£210,000

A mid terraced and extended house located close to the centre of the village and considered an excellent first time buy or family home.

This well appointed property has three reception rooms, providing ample space for both relaxation and entertaining, along with a kitchen on the ground floor. The first floor has three bedrooms and a bathroom.

The property benefits from off road parking, store shed and low maintenance gardens to the front and rear. The village offers a sense of community while being conveniently located for many amenities that includes a primary school, numerous shops, petrol station, public houses and a small industrial estate. The main A5025 which passes through the village allows for easy access to the resort of Benllech and its fine beach whilst the excellent road network allows for easy commuting to the towns of Llangefni, Menai Bridge and 20 minutes drive to Bangor.

Entrance Hall

uPVC double glazed entrance door with frosted side window to the hallway. Having radiator, pendant light, telephone point, staircase leading up to the first floor landing area and door to the lounge.

Lounge 14'4" x 10'3" (4.39 x 3.14)



Front aspect uPVC double glazed window. Timber fire surround housing cast iron stove set on granite hearth. Radiator and light point to ceiling. Laminated wood flooring continuing through to the dining room and sitting room.

Dining Room 8'11" x 7'10" (2.73 x 2.40)



By-folding doors to the sitting room and glazed timber door to the kitchen. Radiator and ceiling light point.

Sitting Room 9'4" x 8'7" (2.85 x 2.63)



Radiator, four wall light points and uPVC double glazed sliding patio doors to the rear garden area.

Kitchen 12'11" max x 11'3" max (3.94 max x 3.43 max)



Fitted with a range of wood effect fronted wall and base storage units. Granite effect work tops and tiled splash backs. Built-in 'Kenwood' electric oven and ceramic hob with stainless steel canopy extractor over. Radiator, laminated flooring, directional lights to ceiling, uPVC double glazed window to the rear elevation and uPVC double glazed exit door to the rear low maintenance garden.

First Floor Landing

Built-in cupboard housing wall mounted 'Worcester' gas central heating boiler (served by gas bottles). Access hatch to roof space and pendant light

Bedroom 1 17'7" x 9'4" max (5.36 x 2.85 max)



Rear aspect uPVC double glazed window, radiator and two pendant lights.

Bedroom 2 12'0" x 10'4" (3.66 x 3.16)



Front aspect uPVC double glazed window, radiator and pendant light.

Bedroom 3 10'5" x 8'3" max (3.20 x 2.53 max)



L shaped single bedroom with built-in over stairs storage cupboard. Radiator, pendant light and uPVC double glazed window to the front elevation.

Bathroom 8'10" x 4'8" (2.71 x 1.43)



White suite comprising pedestal wash hand basin,

button flush WC and bath with glass screen and thermostatically controlled shower unit. Radiator, ceiling light point, plastic paneled splash back and two uPVC frosted double glazed windows.

Outside



Dwarf walled low maintenance front garden with pedestrian gate and concrete footpath leading to the front door. To the rear of the property is an open area providing residents parking and a gate opening to a small parking area, store shed and concreted area serving as a sunny patio/seating area.

Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Services

Mains water, electricity and drainage. Gas central heating - Served by gas bottles (no mains gas available).

Energy Rating

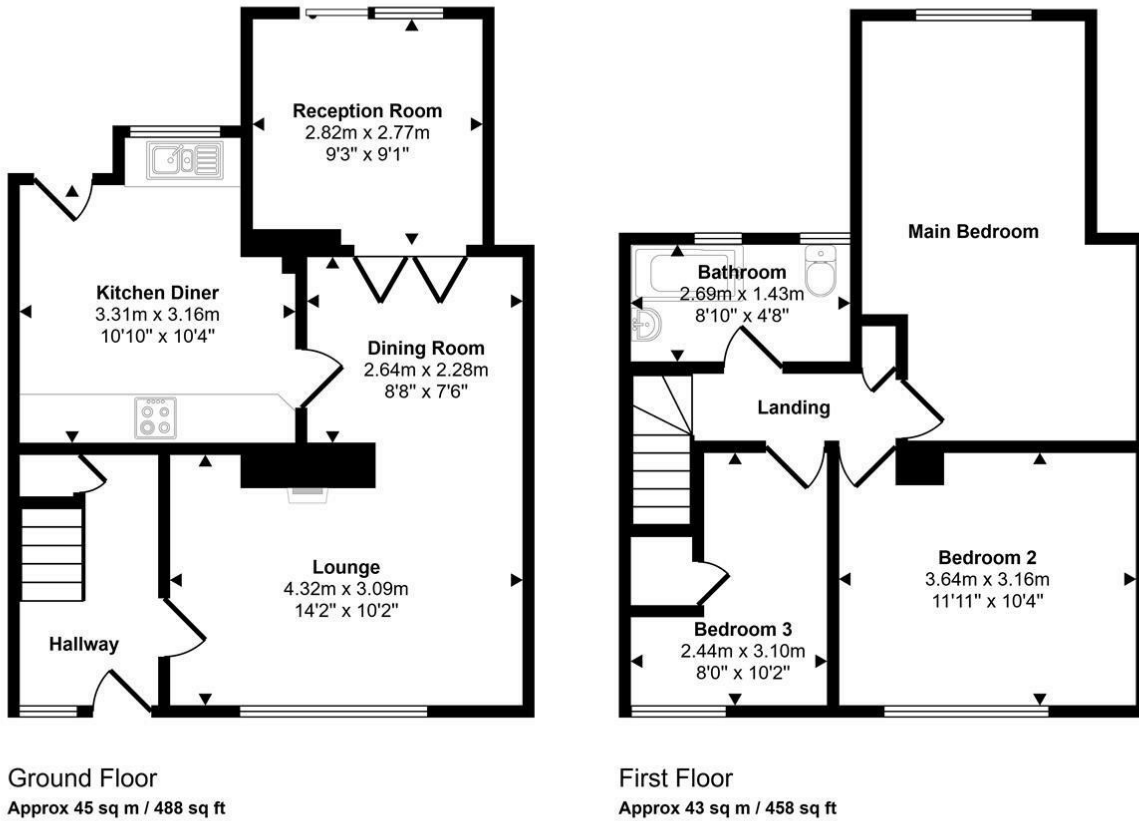
TBC.

Council Tax

Band C.

Floor Plan

Approx Gross Internal Area
88 sq m / 946 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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