



5 Cae Derwydd, Cemaes Bay, Isle Of Anglesey, LL67 0LP



Price: £325,000

- Imaginatively designed 3-bedroom dormer House
- Sought-after coastal harbour village of Cemaes Bay
- Near beaches and coastal walk
- 2 Reception Rooms, Fitted Kitchen, Utility
- Oil central heating and UPVC Double Glazing
- Bathroom and Bedroom, 2 first floor Bedrooms
- Converted garage/store/office/studio
- Shower room, ample parking and drive
- Offering No Ongoing Chain
- EPC TBA



Accommodation - Ground floor

Upvc double glazed door and side panel to

Entrance Hallway 15' 9" x 5' 11" (4.8m x 1.8m) inc to 2.4
Spindled staircase to first floor, downlighters, radiator, oak floor finish

Lounge 15' 9" x 11' 6" (4.8m x 3.5m)
Having a deep box bay window to front and side window, feature ornate timber fireplace surround with electric fire, oak floor finish, radiator, double doors to

Dining Room 11' 6" x 10' 6" (3.5m x 3.2m)
Double glazed patio doors to rear garden, radiator, oak floor finish

Fitted Kitchen 11' 2" x 9' 6" (3.4m x 2.9m)
Wide range of fitted base and wall units with timber working surfaces ceramic 1 1/2 bowl sink unit and tiled surrounds. Including built in oven, hob and cooker canopy with space for dishwasher. 2 double glazed windows, radiator, tiled floor, downlighters

Utility room 7' 2" x 5' 6" (2.19m x 1.68m)
With fitted base and wall units, timber work top and sink unit with housing for appliances, extractor fan, radiator, tiled floor double glazed external door

Ground Floor Bedroom 3 11' 6" x 9' 8" (3.5m x 2.95m)
Double glazed window, radiator

Family Bathroom 7' 3" x 6' 3" (2.2m x 1.9m)
shaped bath with curved screen and in bath mains fed shower, wash basin, w.c., mostly tiled walls and floor, heated towel rail/radiator, extractor fan

First Floor Landing 6' 3" x 2' 11" (1.9m x 0.9m)
Double glazed velux roof light, built in cupboard.

Bedroom 1 12' 10" x 11' 6" (3.9m x 3.5m)
Deep bay with dormer window and view to sea, side double glazed window, radiator

Bedroom 2 12' 10" x 9' 6" (3.9m x 2.9m)
Deep box bay with dormer window and sea view, side double glazed window, radiator

Shower Room 6' 3" x 5' 11" (1.9m x 1.8m)
Shower cubicle and mains fed shower, wash basin, w.c., part tiled walls and floor, chrome heated towel rail/radiator, double glazed window, extractor fan, shaver/light point.

Exterior

To the front is a good sized open garden mainly to grass with paved paths, side generous parking and drive (part shared) leading to former garage/ side store room/possible office/studio, side gate to rear enclosed generous garden mainly to grass with power point and cold water tap (underground oil storage tank)

Side Store Room

With patio doors to front. being the front section of the former garage and can be used as a store/office/or studio.

Boiler room/store

9' 2" x 7' 3" (2.8m x 2.2m)
Oil boiler, downlighters, side double glazed window and door

Facilities - Oil fired central Heating, UPVC Double Glazing

Services - Mains water electricity and drainage (no mains gas)

Tenure - Freehold

Council Tax Band E Energy Performance Rating tba

Floor plan to be inserted

