



4 Lon Bach, Amlwch, Isle Of Anglesey,
LL68 9BL



Price: £189,500

- Well presented greatly improved semi detached house
- Rear annexe/former double garage - great potential
- Possible - letting unit/home office/studio/workshop etc
- Generous front garden and large parking

- Rear enclosed sunny and private large garden/decking
- Cosy lounge/log burner, Fitted kitchen/breakfast room
- Utility room, refitted bathroom, 2 good bedrooms
- Mains gas central heating, UPVC Double Glazing



Accommodation - Ground Floor

Upvc Double glazed door to

Hallway 8' 10" x 5' 7" (2.7m x 1.7m)

Laminate floor finish, staircase to first floor, meter cupboard.

Understairs cupboard

Lounge 14' 9" x 10' 6" (4.5m x 3.2m)

Feature ornate fireplace with timber mantel and brick side feature with multi fuel room heater in recess, 2 double glazed windows, radiator, laminate floor finish

Extended Fitted Kitchen/Breakfast room 11' 2" x 9' 5" (3.4m x 2.88m) plus 1.89m x 1.67m

In two section with main area having a contemporary range of fitted base and wall units with integrated dishwasher, with black marble effect worktops and inset resin sink unit, 2 double glazed windows, radiator, downlighters. The secondary area has a further range of matching base and wall units with space for slot in oven and concealed overhead cooker canopy, double glazed window and door to hall

Rear Hall 7' 10" x 2' 7" (2.4m x 0.8m)

Front and rear double glazed doors, open to

Utility room 8' 10" x 5' 7" (2.7m x 1.7m)

Worktops and housing for appliances below, double glazed window

Family Bathroom 8' 0" x 5' 6" (2.44m x 1.68m)

Refitted with a modern white suite with panelled bath and in bath electric shower, vanity unit and wash basin, close coupled w.c., tiled walls and floor, extractor unit, double glazed window, heated towel rail

First Floor Landing 10' 6" x 5' 9" (3.2m x 1.76m)

Double glazed window, radiator, built in cupboard, loft access

Bedroom 1 14' 9" x 10' 6" (4.5m x 3.2m)

Dormer and double glazed window, radiator, built in cupboard

Bedroom 2 11' 2" x 10' 9" (3.40m x 3.27m)

Double glazed window, radiator, access to under eaves storage, built in cupboard.

Exterior

Front - Large brick paved drive and parking space with room for several vehicles, garden to grass and paths with gate to front. Rear - Enclosed and private large rear garden with grassed areas and paved patio and paths, flower beds shrubs etc, low feature walls steps up to large timber decking area with access to annexe/former double garage, timber garden shed and two small log stores.

Annexe/Former Double Garage 18' 4" x 17' 5" (5.6m x 5.3m)

This outbuilding was last used as a pool room but originally a double garage and workshop and was also used as a letting annexe - potential for income/studio/home office or granny flat it has a large main room with double doors and windows with 2 further rooms one with fitted units and the other with wash basin and w.c. and a hallway with door to garden and vehicular access via the rear lane

Facilities - Mains Gas Central Heating and UPVC Double Glazing

Services - Mains water gas electricity and drainage

Council Tax Band B Energy Performance Rating D

Tenure - Freehold

Disclaimer

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