



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



## Price: Offers in excess of £150,000

- Occupying Generous Corner Plot
- Lovely Traditional Semi Detached House
- Having rear garage and parking
- Good front side and rear garden
- No Ongoing Chain – EPC E
- Grants of up to £25,000 for Eligible First Time Buyers !!
- 2 Reception Rooms, Kitchen
- Sun Porch, 3 bedrooms, Shower Room
- Part Mains Gas Central Heating, Part UPVC Double Glazing
- Offering Great Potential for Refurbishment



## Accommodation - Ground Floor

Double glazed door

**Entrance Hallway** 5' 11" x 5' 6" (1.8m x 1.67m)

Staircase to first floor, meter cupboard, gas heater

**Lounge** 12' 9" x 10' 1" (3.89m x 3.07m)

Feature fireplace along wall with timber shelves etc with electric fire, double glazed window, radiator.

**Living Room** 13' 5" x 8' 10" (4.1m x 2.7m)

Feature stone work and timber shelves along wall, 2 double glazed windows and timber window, radiator, built in cupboard.

## Inner Hall

**Kitchen** 9' 2" x 7' 10" (2.8m x 2.4m)

Range of base and wall units with working surfaces and sink unit, plumbing for washing machine, timber window, extractor, part glazed timber door to

**Rear Sun Porch** 12' 10" x 4' 1" (3.9m x 1.25m)

External timber door

## First Floor Landing

Loft access, built in cupboard

**Bedroom 1** 9' 2" x 9' 2" (2.8m x 2.8m)

Double Glazed window, built in wardrobes

## Bedroom 2

Double glazed window

**Bedroom 3** 8' 2" x 7' 10" (2.5m x 2.4m)

double glazed window

**Shower Room** 6' 7" x 5' 3" (2.0m x 1.6m)

Shower cubicle and mains fed shower, wash basin, w.c., double glazed window, part tiled walls.

## Exterior

Front gate to concrete paths and low maintenance stoned gardens to front open to side garden area to grass with side path. Rear grassed garden area, bin store, Workshop/shed (3 x 1.8) double gates to rear lane and drive/parking leading to garage

**Facilities - Mains Part Gas Central Heating, UPVC Double Glazing to part**

**Services Mains gas electricity water and drainage**

**Council Tax Band B Energy Performance Rating E**

**Tenure - Freehold**

## Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. If you require any clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Buyers are advised to make their own enquiries regarding any necessary planning permission or other approvals required to extend this property. Enquiries should be completed prior to any legal commitment to purchase. **Anti Money Laundering Regulations** At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your cooperation to ensure there will be no delay in agreeing and progressing with the sale



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