



41 Salem Street, Amlwch, Isle Of Anglesey,  
LL68 9BT



**Price: Was £169,950 Now £159,950**

- Generous Family Sized 4 Bedroom Semi Det House
- Set in the heart of Amlwch Town/close to amenities
- Mains Gas Central Heating, Upvc double Glazing
- Open Plan Spacious Lounge and Dining Room
- No Ongoing Chain
- Fitted Kitchen and Hallway, cupboard/utility
- 2 Ground Floor Bedrooms + Shower room
- 2 First Floor Bedrooms + Bathroom
- Rear Good Size Garden, Patio, Container
- EPC E



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### **Accommodation Ground Floor**

Double Glazed door to

#### **Dining Room/ Living room** 17' 1" x 9' 6" (5.2m x 2.9m)

Open plan to lounge area, Beamed ceiling, radiator, laminate floor, double glazed window, beamed feature arch to

#### **Lounge** 18' 1" x 12' 4" (5.5m x 3.75m)

Open to Dining area with rear access to hall, staircase to first floor, feature brick fireplace along wall with open fire, beamed ceiling, downlighters, cupboard, feature stone wall, radiator, double glazed window.

#### **Rear Hall** 7' 10" x 5' 1" (2.4m x 1.55m)

External stable style double glazed door, worktop and units, tiled floor, loft access

#### **Fitted Kitchen** 9' 9" x 7' 9" (2.98m x 2.37m)

Range of fitted base and wall units with working surfaces and sink unit built in dishwasher, cooker range with stainless steel backing and canopy.

#### **Rear Hall** 22' 4" x 2' 11" (6.8m x 0.9m)

Tiled floor, downlighters.

#### **Built in Store and utility** 5' 3" x 3' 11" (1.6m x 1.2m)

Shelving and plumbing for washing machine. external double glazed door



**Bedroom 2** 11' 10" x 11' 2" (3.6m x 3.4m)  
Double glazed window, radiator, laminate floor

**Bedroom 3** 12' 2" x 10' 10" (3.7m x 3.3m)  
Double glazed window, radiator, loft access

**Shower Room** 6' 11" x 5' 6" (2.1m x 1.67m)  
Shower cubicle and electric shower, wash basin, w.c., double glazed window, tiled walls and floor, radiator, downlighters.

#### **First Floor Landing**

loft access x 2

**Bedroom 1** 18' 1" x 9' 6" (5.5m x 2.9m)  
2 Double glazed windows, radiator, built in cupboard

**Bedroom 4** 10' 8" x 8' 10" (3.26m x 2.7m)  
Double glazed window, radiator.

**Bathroom** 11' 10" x 6' 7" (3.6m x 2.0m)  
Paneled bath and mixer taps, wash basin, w.c., shower cubicle and mains fed shower, double glazed window, radiator. part tiled, loft access.

#### **Exterior**

Paved courtyard and side access with small store shed and steps up to garden mainly to grass with flower beds and patio area with side gate and container storage.

**Facilities** Mains Gas Central Heating, UPVC Double Glazing

**Services** - Mains gas electricity water and drainage

**Tenure** Freehold - No ongoing chain

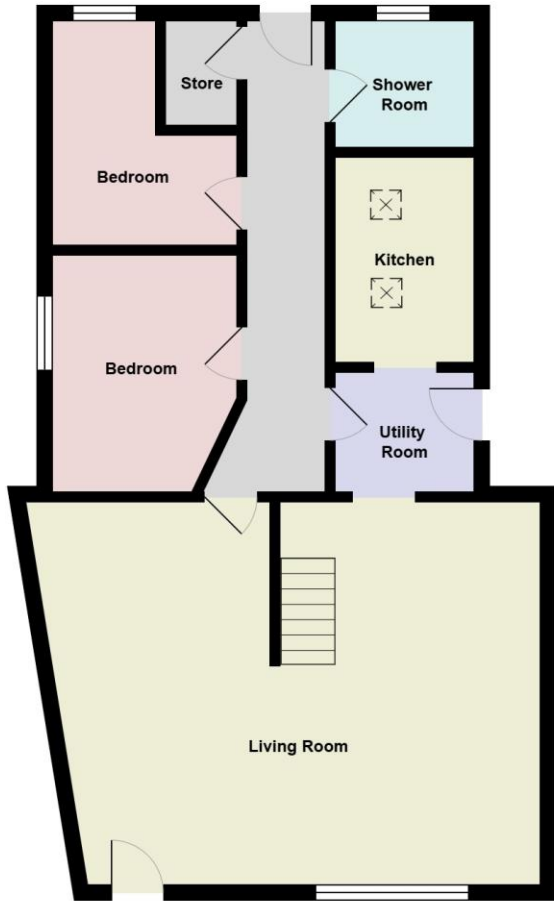
**Council Tax Band** Energy Performance Rating E

#### **Disclaimer**

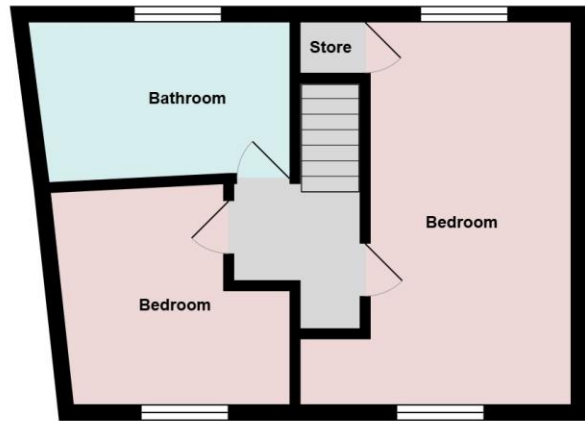
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**Anti Money Laundering Regulations** At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your cooperation to ensure there will be no delay in agreeing and progressing with the sale





Ground Floor



First Floor

All measurements are approximate and for display purposes only

