

# EGERTON ESTATES



## **16 Awelfryn, Amlwch, LL68 9DG** **Offers In The Region Of £235,000**

Welcome to this charming property located in the picturesque village of Amlwch. This delightful house boasts 2 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With 3 cosy bedrooms, there's plenty of room for the whole family to unwind and make this house a home.

Built in the late 1970s, this property offers modern conveniences for comfortable living. The bathroom provides a tranquil space to rejuvenate after a long day.

One of the standout features of this property is the parking space available for 2 vehicles, ensuring you never have to worry about finding a spot for your cars.

Located in a lovely neighbourhood, this house offers a peaceful retreat from the hustle and bustle of everyday life. Whether you're looking to settle down or seeking a weekend getaway, this property in Awelfryn, Amlwch, is sure to impress. Don't miss out on the opportunity to make this house your own and create lasting memories in this beautiful setting.

### **Vestibule Porch**

With a double glazed sliding door and side panel. Double glazed inner door to:-

### **Hallway**

Having a good width with light oak flooring, staircase to the first floor, radiator and telephone connection.

### **Living Room 13'2" x 13'1" (4.02 x 4.00)**

A naturally light room with a wide double glazed front window enjoying a southerly aspect. Oak flooring, attractive modern light stone fireplace with inset gas fire, tv connection and radiator.

### **Dining Room 12'0" x 11'11" (3.67 x 3.64)**

Having a wide rear aspect window with radiator under. Contemporary light timber fireplace surround with inset electric fire. TV connection.

### **Kitchen 12'1" x 9'3" (3.70 x 2.84)**

Having a comprehensive range of base and wall units to four walls in a light timber style finish with matching worktop surfaces and tiled surround. Rear aspect window enjoying a private outlook over the rear garden and with a stainless steel sink unit under. Integrated stainless steel gas hob with extractor over and oven under. Integrated fridge/freezer and recess for a washing machine. Double glazed outside door to the rear.

### **First Floor Landing**

With hatch to the roof space which is part floored with folding ladder access for storage.

### **Bedroom 1 13'3" x 12'0" (4.06 x 3.67 )**

Having a wide front aspect window to give fine distant views of Parys mountain and Mynydd Eilian. Comprehensive range of fitted wardrobes, drawers and bedroom furniture to two sides. Radiator.

### **Bedroom 2 12'3" x 12'0" (3.75 x 3.67)**

Having a 3 panel mirror fronted fitted wardrobe and further cupboard housing a Worcester gas fired central heating boiler. Rear aspect window with radiator under.

### **Bedroom 3 6'10" x 6'8" (2.10 x 2.04)**

With full length fitted wardrobes to one wall and further cupboard. Front aspect window with views, radiator.

### **Bathroom 8'9" x 5'9" (2.67 x 1.76)**

With fully tiled walls and a four piece suite comprising of a panelled bath, corner shower cubicle with electric shower control, wash basin and WC. Towel radiator and further wall mounted electric fan heater.

### **Outside**

A brick paved drive gives off road parking and access to the Garage, as well as extending to the front to give a patio area with fine views. Side

access leads to the rear of the house where there is a garden shed and utility shed both with power provided. Outside tap.

The slightly elevated rear garden is most secluded having established boundary hedging, being mostly lawn with flower borders and a further paved patio area.

### **Services**

All mains services connected.

Gas fired central heating and double glazed windows and doors.

### **Tenure**

The property is understood to be freehold and this will be confirmed by the Vendor's conveyancer.

### **Council Tax**

Band C

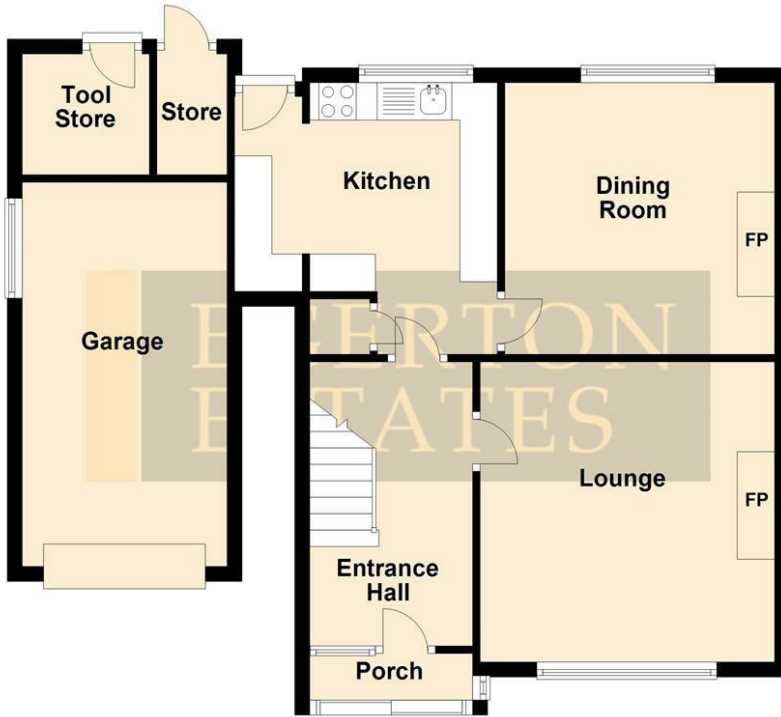
### **Energy Efficiency**

Band D (55/68)

# Floor Plan

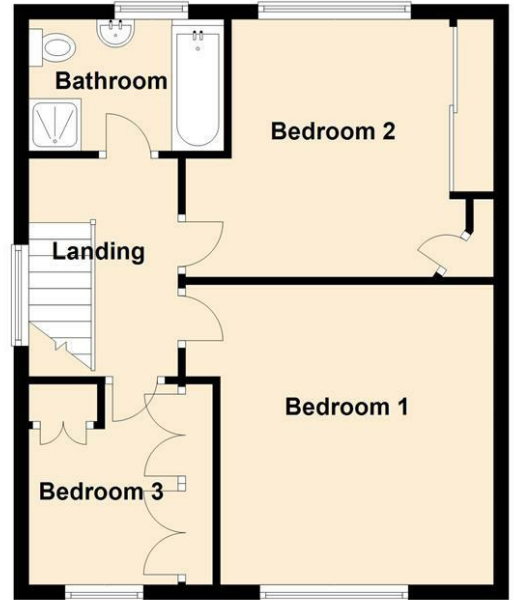
## Ground Floor

Approx. 71.0 sq. metres (764.7 sq. feet)



## First Floor

Approx. 47.1 sq. metres (506.5 sq. feet)



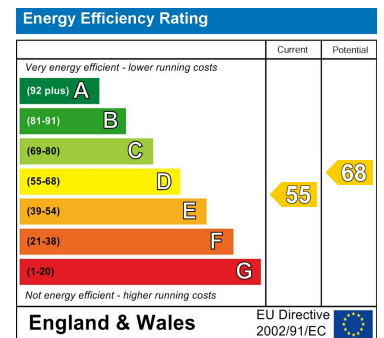
Total area: approx. 118.1 sq. metres (1271.2 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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