

4 New Houses, Adjoining Gwylfa Estate,
Penybonc, Amlwch, Isle Of Anglesey, LL68 9DU

môn properties

Price: £259,900 - Negotiable

- 4 Brand New Semi Detached Houses
- In Course of Construction
- NEARLY READY FOR OCCUPATION 2027
- Small Select Close Near Town Centre
- Near to school and Health Centre
- Affording Good Family Accommodation
- Open Plan Fitted Kitchen/Diner
- Gas Central Heating Upvc D/Glazing
- 10 yr Warranty, 1 Affordable House







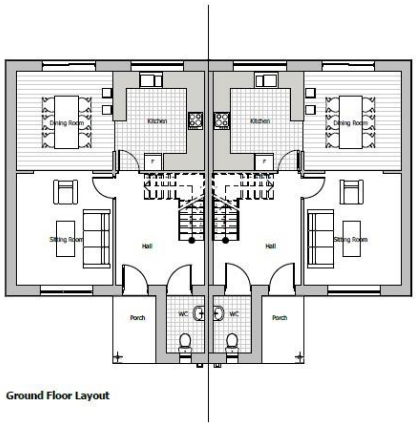
Ground Floor
Open Canopy Porch

Entrance Hallway 12' 6'' x 10' 10'' (3.8m x 3.3m) inc staircase.
Radiator

Cloakroom 6' 5'' x 4' 3'' (1.95m x 1.3m) close coupled w.c, vanity wash basin, double glazed window, towel rail/radiator.

Lounge 12' 6'' x 10' 10'' (3.8m x 3.3m) Double glazed window, radiator.

Open Plan Kitchen and Dining Room 20' 10'' x 11' 2'' (6.35m x 3.41m)
Dining arear having Patio doors to rear, radiator and open to the lounge



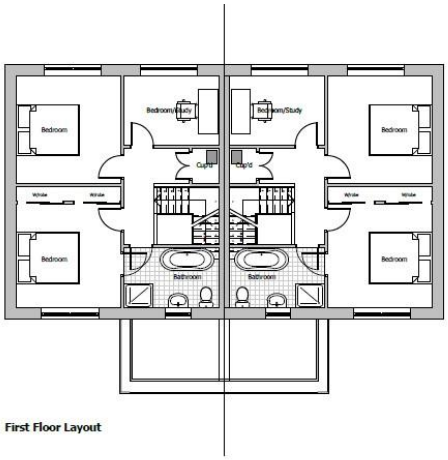
Ground Floor Layout

Fitted Kitchen Area
Good range of fitted base and wall units to include worktops, sink unit, oven hob and canopy. Double glazed window, downlighters

First floor landing
To include built in cupboard 1.1m x 0.85m

Bedroom 1 10' 10'' x 10' 8'' (3.3m x 3.25m)
Inc wardrobe space, radiator, double glazed window

Bedroom 2 11' 2'' x 10' 10'' (3.4m x 3.3m) radiator, double glazed window



First Floor Layout

Family Bathroom 9' 10'' x 6' 3'' (3.0m x 1.9m)
To be well fitted with a Panelled bath, shower cubicle, close coupled w.c., wash basin, heated towel rail/radiator, double glazed window, part tiled walls

Exterior
The properties will be approached via a shared entrance way leading to a front block pavior parking area and turning space leading to 2 car parking spaces and some green communal areas. The rear will be well enclosed private fenced gardens to be levelled and grassed with patio area. Please note all 4 owners will become equal shared owners of communal areas with an equal shared maintenance obligation of road and communal area and section of kerbing running alongside health centre - see plan

Tenure - Freehold

Facilities - Mains gas central heating and upvc double glazing

Services mains water gas electric and drainage

Council Tax to be assessed on build

EPC - Predictive on build rating to be determined

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PLEASE NOTE - Measurements are scaled off plan and subject to change. The CGI images have been provided by the seller and are an Artists Impression only and may not reflect the actual completed property.
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











Ref: MP003057



Site Area = 1445m2







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