



Dolwar, Llewelyn Street, Amlwch, Isle Of Anglesey, LL68 9HN



Price: £265,000

- Charming Quirky Stone Built Cottage Style House
- Highly sought-after residential location in Amlwch Port
- Minutes from coastal path, harbour & quayside
- Full of character and private aspect
- Beautiful gardens- summer house, workshop & bike store
- Extensive Parking/Drive – Possible Motorhome space

- Impressive Lounge diner - log burner/character beamed features
- Galley Style Fitted kitchen, utility room, large sun porch/Cloakrm
- 3 Generous bedrooms and stylish bathroom
- Gas central heating, Upvc Double Glazing
- Under floor heating to lounge, EPC D
- Pleasant Panoramic vista with views to Mynydd Parys



Accommodation - Ground Floor

Open Canopy Porch with composite entrance door to

Sun Porch/ Cloakroom 13' 4" x 4' 6" (4.07m x 1.37m)
Overlooking the front gardens with a sunny bright aspect

Lounge and Dining Room 18' 8" x 14' 9" (5.7m x 4.5m)
Interesting room with its, feature recesses and timber lintels, ornate fireplace with log burner timber lintel. Turned corner timber staircase. Downlighters and wall lights, slate floor with under floor heating and vertical panel radiator, standard panel radiator, 2 double glazed windows, under floor heating.

Fitted Kitchen 11' 6" x 5' 11" (3.5m x 1.8m)
Galley style with a contemporary range of white cottage style base and wall units with black marble effect working surfaces and ceramic sink with tiled surrounds, tiled recess for gas oven, slate floor. 2 double glazed windows, downlighters, radiator.

Utility room 8' 10" x 4' 7" (2.7m x 1.4m)
With fitted worktop and provision for 2 appliances and wall cupboard above, fitted storage cupboard, slate floor, double glazed window and rear external door.

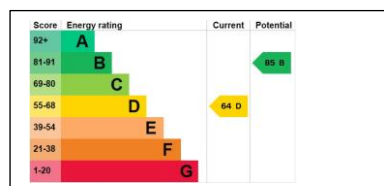
First Floor Landing
Exposed beam, downlighters.

Bedroom 1 12' 2" x 10' 2" (3.7m x 3.1m)
Double glazed window with view to Parys mountain, downlighters, radiator.

Bedroom 2 9' 10" x 7' 3" (3.0m x 2.2m)
Double glazed window and view to Parys mountain, beam, downlighters, radiator. loft access.exposed beam

Rear Bedroom 3 13' 9" x 6' 3" (4.2m x 1.9m)
Rear double glazed window looking to garden, radiator, cupboard housing gas central heating boiler

Family Bathroom 7' 0" x 5' 11" (2.14m x 1.8m)
A stylish refurbished room with shaped bath and curved screen and in bath mains shower tiled walls, vanity unit/wash basin, close coupled w.c., heated towel rail/radiator, extractor fan, double glazed window, downlighters.



Exterior

Front - Open entrance with stone wall to a large stoned parking area and drive with room for several vehicles. Ornate floral garden with shrubs and bushes. Flagged area and paths, timber store, attached store shed with cladding (3m x 2.3m) ideal for bikes. Side steps and had rails lead to rear paths. Rear - side workshop (5m x 2m) Flagged patio area and steps with handrail to rear door (cold water tap and power point) Lovely enclosed private and sunny garden laid to grass, established fruit trees with paved patio area, a small greenhouse. Timber summerhouse (4m x 2.3m) with 3 glazed double doors used a craft room.

Facilities - mains gas central heating/under floor heating to lounge, UPVC Double Glazing

Services - Mains water electricity gas and drainage

Tenure - Freehold

Council Tax Band B Energy Performance Rating D

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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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