



Hafan , Llanfechell, Amlwch, Isle Of Anglesey,
LL68 0SD
Price: £325,000

A **substantial Family Sized semi-detached four-bedroom period family home**, believed to date from the early 1950s, pleasantly situated on the edge of the rural village of **Llanfechell** and surrounded by open countryside. The property occupies a **generous plot with large mature gardens**, ample off-road parking and an attached **double garage**. The accommodation is well proportioned throughout and retains a number of attractive period features. It includes **four double bedrooms**, a modern **four-piece family bathroom**, Large Lounge, Living room/Dining room, kitchen/breakfast room with additional Kitchen/utility , cloakroom and store. The property benefits from **part double glazing** and **oil-fired central heating**. Outside, the extensive gardens include a greenhouse, potting shed, fruit trees and former vegetable beds, offering **excellent potential**. Located within the village, which offers a shop/café, primary school and public house, and approximately **two miles from Cemaes Bay**, with its harbour, beach and wider amenities. **No Ongoing Chain - Epc E**





Accommodation - Ground Floor

Timber glazed door to

Vestibule

Timber glazed door and side panel to

Entrance Hallway 13' 1" x 6' 1" (4.0m x 1.86m)

Staircase to first floor, radiator, plate rail, glass and mirrored display niche

Inner Hall

Understairs cupboard, built in utility cupboard with plumbing for appliance

Cloakroom 5' 10" x 2' 7" (1.78m x 0.8m)

W.C., wash basin, radiator, upvc double glazed window

Store Room 7' 7" x 2' 7" (2.3m x 0.8m)

Consumer unit, storage cupboards, double glazed window

Lounge 20' 8" x 12' 6" (6.3m x 3.8m) max into bay

Having a deep bay with timber double glazed windows, tiled open fireplace, timber floors, 2 radiators, glazed double doors to

Dining Room & Kitchen Area 15' 9" x 15' 5" (4.8m x 4.7m)

Range of fitted base and wall kitchen units with working surfaces, radiator, 2 double glazed windows and external door to gardens, Built in cupboard, access to rear hall.



Kitchen/Utility 12' 2" x 8' 2" (3.7m x 2.5m)

Fitted with a range of base and wall units with larder units, working surfaces and inset one and half bowl resin sink unit with integral double oven, fridge/freezer and dishwasher. tiled walls, upvc double glazed window, radiator. access to



Sitting Room/Diner 14' 9" x 12' 2" (4.5m x 3.7m)

Timber double glazed window, tiled open fireplace, laminate floor, plate rail, radiator.

Rear Hall 5' 11" x 2' 7" (1.8m x 0.8m)

Front external double glazed door and access door to garage

First Floor Landing 15' 9" x 5' 11" (4.8m x 1.8m)

Bright open landing with a half landing to the bathroom, front timber double glazed window and 2 side cupboards, loft access



Front Bedroom 1 16' 1" x 12' 2" (4.9m x 3.7m)

Timber double glazed window, radiator, fitted wardrobes

Rear Bedroom 2 12' 6" x 11' 6" (3.8m x 3.5m)

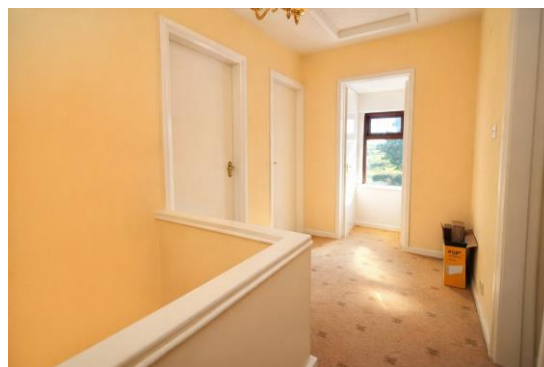
Upvc double glazed window, radiator.

Rear Bedroom 3 12' 2" x 7' 3" (3.7m x 2.2m)

Upvc double glazed window, radiator.

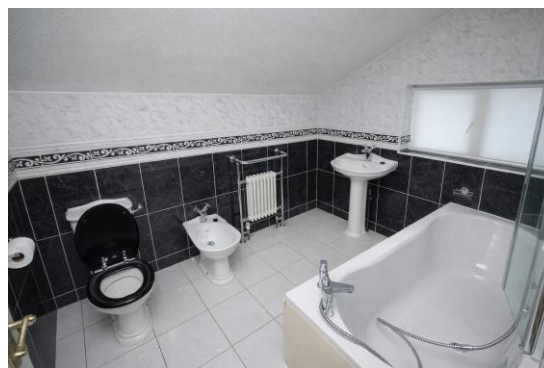
Front Bedroom 4 12' 6" x 6' 3" (3.8m x 1.9m)

Timber double glazed window, radiator



Family Bathroom 9' 2" x 6' 7" (2.8m x 2.0m)

White 4 piece suite with panelled bath and side full body spray and shower with folding screens, wash basin, w.c., bidet, tiled walls and floor, radiator/towel rail, upvc double glazed window



Exterior

Front - Sweeping drive and parking area with stoned hardstand - ample space for several vehicles/caravan or boat space leading to garage, Garden to grass with trees and shrubs. Rear - Divided into a number of sections these large gardens once where the owners pride and joy being well cultivated and very productive - sadly neglected and could be restored to former glory. There is a walled area to the rear of the garage extending to the side. Paved yard area with external oil boiler and oil tank and Shed (3.6 x 2.2m). Extensive gardens then have a wide range of grassed areas, tress shrubs and bushes which lead to the rear gardens and former orchard and productive areas with Aluminum Greenhouse, Timber shed (dilapidated) and a large timber Potting shed/Greenhouse (8m x 3.5m)

Double Garage 19' 0" x 17' 9" (5.8m x 5.4m)

2 Up and over doors rear door and window and integral door to hall.

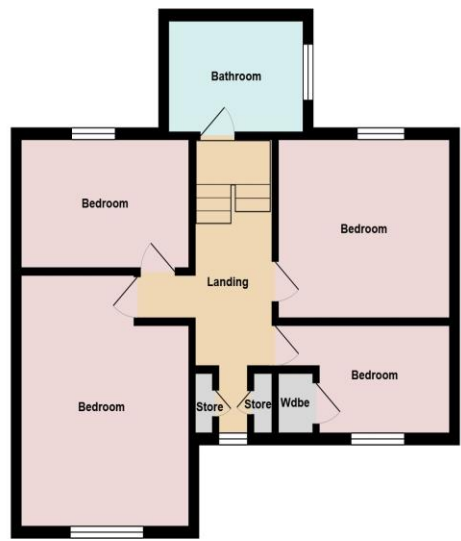
Facilities- Oil Fired Central Heating (External boiler) Part Upvc and Part timber Double Glazing

**Services – Mains Water Electricity and Drainage - No gas
Council Tax Band C Energy Performance Rating E
Tenure - Freehold**





Ground Floor



First Floor

Total Area: 165.0 m² ... 1776 ft² (excluding double garage)
 All measurements are approximate and for display purposes only

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	43 E	
21-38	F		
1-20	G		

