



4 Lon Bach, Amlwch, Isle Of Anglesey,  
LL68 9BL



## Price: £189,500

- Well presented greatly improved semi detached house
- Rear annexe/former double garage - great potential
- POSSIBLE - letting unit/home office/studio/workshop etc
- Generous front garden and large parking
- Rear enclosed sunny and private large garden/decking
- Cosy lounge/log burner, Fitted kitchen/breakfast room
- Utility room, refitted bathroom, 2 good bedrooms
- Mains gas central heating, UPVC Double Glazing



### Accommodation - Ground Floor

Upvc Double glazed door to

#### Hallway 8' 10" x 5' 7" (2.7m x 1.7m)

Laminate floor finish, staircase to first floor, meter cupboard.  
Understairs cupboard

#### Lounge 14' 9" x 10' 6" (4.5m x 3.2m)

Feature ornate fireplace with timber mantel and brick side feature with multi fuel room heater in recess, 2 double glazed windows, radiator, laminate floor finish

#### Extended Fitted Kitchen/Breakfast room 11' 2" x 9' 5" (3.4m x 2.88m) plus 1.89m x 1.67m

In two section with main area having a contemporary range of fitted base and wall units with integrated dishwasher, with black marble effect worktops and inset resin sink unit, 2 double glazed windows, radiator, downlighters. The secondary area has a further range of matching base and wall units with space for slot in oven and concealed overhead cooker canopy, double glazed window and door to hall

#### Rear Hall 7' 10" x 2' 7" (2.4m x 0.8m)

Front and rear double glazed doors, open to

#### Utility room 8' 10" x 5' 7" (2.7m x 1.7m)

Worktops and housing for appliances below, double glazed window

#### Family Bathroom 8' 0" x 5' 6" (2.44m x 1.68m)

Refitted with a modern white suite with panelled bath and in bath electric shower, vanity unit and wash basin, close coupled w.c., tiled walls and floor, extractor unit, double glazed window, heated towel rail

#### First Floor Landing 10' 6" x 5' 9" (3.2m x 1.76m)

Double glazed window, radiator, built in cupboard, loft access

#### Bedroom 1 14' 9" x 10' 6" (4.5m x 3.2m)

Dormer and double glazed window, radiator, built in cupboard

#### Bedroom 2 11' 2" x 10' 9" (3.40m x 3.27m)

Double glazed window, radiator, access to under eaves storage, built in cupboard.

### Exterior

Front - Large brick paved drive and parking space with room for several vehicles, garden to grass and paths with gate to front.  
Rear - Enclosed and private large rear garden with grassed areas and paved patio and paths, flower beds shrubs etc, low feature walls steps up to large timber decking area with access to annexe/former double garage, timber garden shed and two small log stores.

### Annexe/Former Double Garage 18' 4" x 17' 5" (5.6m x 5.3m)

This outbuilding was last used as a pool room but originally a double garage and workshop and was also used as a letting annexe - potential for income/studio/home office or granny flat it has a large main room with double doors and windows with 2 further rooms one with fitted units and the other with wash basin and w.c. and a hallway with door to garden and vehicular access via the rear lane

### Facilities - Mains Gas Central Heating and UPVC Double Glazing

### Services - Mains water gas electricity and drainage

### Council Tax Band B Energy Performance Rating tba

### Tenure - Freehold

### 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

