

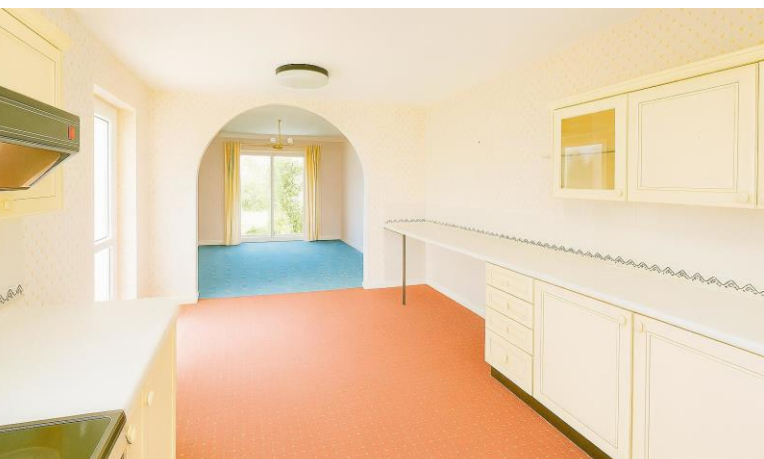


25 Tyn Rhos Estate, Penysarn, Isle Of Anglesey, LL69 9BZ



Price: £185,000

- Generous chalet-style detached house
- Requires full programme of refurbishment
- Attractive corner plot semi-rural aspect
 - Quiet cul-de-sac location
- Entrance hall and lounge, bathroom
- Kitchen/breakfast room open-plan to dining area
- First floor cloakroom/W.C., Two bedrooms (first floor)
- Generous gardens to all sides
- Side parking and detached garage
- No Ongoing Chain – EPC E



Accommodation - Ground floor

Side double glazed door to

Hall 11' 10" x 5' 11" (3.6m x 1.8m)

Spindled staircase to first floor, airing cupboard with factory insulated hot water cylinder, night storage heater

Lounge 15' 5" x 11' 10" (4.7m x 3.6m)

Double glazed patio doors to front overlooking field. night storage heater

Kitchen/Breakfast Room through to Dining area 27' 11" x 9' 9" (8.5m x 2.98m) increasing to 4.5

A bright room with a long kitchen breakfast room opening to the dining area (could be separated if desired or used to create a 3rd bedroom) The kitchen area has a wide range of fitted base and wall units with working surfaces and sink unit with provision for slot in oven and overhead canopy, double glazed window and external door. Arch to the dining area with a double glazed patio door and night storage heater

Bathroom 6' 9" x 5' 9" (2.06m x 1.76m)

Having a coloured 3 piece suite with panelled bath and electric in bath shower, w.c, wash basin, tiled walls, double glazed window, electric fan heater

First Floor Landing

Cloakroom 6' 2" x 3' 10" (1.88m x 1.16m)

w.c, vanity wash basin, double glazed velux rooflight, fitted cupboard

Bedroom 1 12' 6" x 10' 4" (3.8m x 3.16m)

Double glazed window, electric panel heater, access to under eaves, built in wardrobe

Bedroom 2 10' 4" x 8' 10" (3.14m x 2.7m)

Double glazed window, electric panel heater.

Exterior

The property is located in a corner of the estate and is accessed via a long drive way (no 24 has a shared access over this) and in turn leads to an off road parking space and to the garage. There is also a hardstand area for additional parking or caravan and boat space. The gardens extend to all sides and are mainly to grass with established trees and conifer screen hedging to part. To the rear is a paved patio area.

Garage 17' 5" x 9' 2" (5.3m x 2.8m)

Up and over door and side door.

Facilities - Electric night storage heaters/panel heaters , Upvc Double Glazing

Services - Mains water electricity and drainage - no mains gas

Tenure - Freehold

Council Tax Band D Energy Performance Rating E

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



Total Area: 86.2 m² ... 928 ft²

