

Anglesey Property Company

ESTATE AGENTS & VALUERS.

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1 RIVERSIDE COTTAGE

MOELFRE, ISLE OF ANGLESEY, LL72 8HD.



PRICE £139,950

- Pleasantly and conveniently situated in the centre of this popular coastal village and within a short walk of the picturesque bay, a delightful semi-detached cottage style bungalow with good parking, integral garage and raised paved terrace to the rear.
- This neat, bright bungalow comprises:- Entrance Portico, Entrance Hall, “L” shaped Lounge/Dining room with upvc double glazed patio door to the front and double glazed French doors to the rear terrace, the dining area is open-plan to the modern fitted kitchen with units in gloss bottle green which have a subtle mottled finish and built-in electric appliances, 3 Bedrooms and Bathroom with three piece suite.
- Slimline Night Storage Heating.
- Upvc double glazed patio door in the Lounge area and timber double glazed French doors from the Dining area. Timber/metal single glazed windows. The majority of the doors and windows are fitted with attractive internal retractable grilles fitted with security locks.
- Excellent enclosed parking area to the front of the bungalow with mature, neat conifer hedge which offers privacy. Integral garage.
- Raised paved terrace to the rear overlooking a natural stream.
- The bungalow is close to a general store, café and bus route. The village also offers a public house, restaurants, the Seawatch Centre, Community Centre, Primary School and coastal path with stunning views. Benllech Bay offers further amenities including a Doctors practice, Library, range of shops, bowling green etc.
- Viewing is highly recommended to appreciate this deceptive property which would be ideal for first time buyers, retirement, holiday home or “buy to let” purchasers.

DIRECTIONS – From Anglesey Property Company turn left onto the A5025, drive 2.3 miles to Llanallgo roundabout, take the right exit and drive down into the village and turn left onto the Lligwy Road and you will see 1, Riverside Cottage immediately on the left hand side.

VIEWING – Strictly by appointment with Anglesey Property Company.

www.angleseyproperty.co.uk

THE ACCOMMODATION COMPRISES

ENTRANCE PORTICO above partly glazed timber door leading to **ENTRANCE HALL** – Cloaks area. Door to Integral Garage and partly glazed door to Lounge/dining room.



Bright Lounge/dining room with double French doors to raised terrace and patio door to front.

“L” SHAPE LOUNGE/DINING ROOM. Lounge Area – 19’ 2” x 11’ 7” – Feature tiled surround to open fireplace with quarry tiled hearth. Upvc sliding double glazed patio door providing access to the front of the cottage. Two slimline night storage heaters. Timber single glazed window. **Dining Area – 9’ 1” x 8’ 1”** – Timber double glazed French doors to raised paved terrace overlooking natural stream. Excellent walk-in storage cupboard with access to the loft space together with the electric meter and consumer units. Open plan to the Kitchen.



Modern Fitted Kitchen which is open plan to the dining area.

MODERN FITTED KITCHEN – 7’ 5” x 7’ 1” – Attractive gloss finish units in bottle green with subtle mottled effect comprising – Inset one and a half bowl single drainer sink unit (note - the small sink has a waste disposal unit fitted) supplied with hot water by “Redring” electric wall heater. Two single base units, one fitted with waste bin and two corner base units with work surface and wall tiling above. Tall unit with storage cupboard above an LG refrigerator (included), matching unit door front available for the refrigerator space. Plumbed in “Indesit” automatic washing machine. “Tecnolec” electric slot in cooker with integrated re-circulating hood above. Four single wall units, 2 with glazed doors, and corner wall unit. Metal single glazed window in timber frame.

Door from Lounge area enclosing an **INNER HALL** leading to the bedrooms and bathroom.



Bedroom One.

BEDROOM ONE – 11' 7" x 9' 7" – Slimline night storage heater. Timber single glazed window.



Bedroom Two.

BEDROOM TWO – 13' x 7' 1" – Slimline night storage heater. Metal window in a timber frame.



Bedroom Three



Bathroom

BEDROOM THREE – 7' 4" x 6' 3" – Timber single glazed window.

Partly Tiled BATHROOM – misty grey suite comprising – panelled bath with hand grips and “Triton T80i” electric shower, rail and shower curtain above, pedestal wash hand basin and toilet. Built-in airing cupboard housing lagged combination hot water cylinder fitted with immersion heater. “EWT” electric wall heater. Electric heated towel rail. Built-in storage cupboard. Wall fluorescent light with shaver point. Metal window in timber frame.

EXTERIOR

Double timber gates lead into **GOOD SIZE PARKING AREA** with tarmac finish. The front grounds are enclosed by a mature, neatly trimmed conifer hedge providing privacy for sitting out.



Integral single garage



Good Parking Area

INTEGRAL SINGLE GARAGE – 21' x 9' reducing to 5' 9" to the rear of the building. Up and over front door. Timber door leading to the rear of the cottage. Power and light connected. Door to Entrance hall in the main accommodation.

Exterior light to the Entrance Portico.



Raised Sun Terrace to the rear which overlooks natural stream

ATTRACTIVE SUN TERRACE – 21' x 7' 10" - Approached from the French doors in the dining room, this offers a pleasant sitting/barbecue area overlooking a natural stream which borders the property. The terrace has a paved finish and is enclosed by galvanised railings. **Exterior water tap. Exterior Light.** There is also access to the rear of the garage from the terrace. Beyond the terrace there is a further concreted area at a lower level.

General Information – Please note that the fitted carpets, window blinds, curtains to bedroom three, the electric fire and 3 pairs of curtains to the Lounge/dining room will be included in the sale.

SERVICES – Mains water, electricity and drainage.

TENURE – Freehold

COUNCIL TAX BAND – C

Water on metered supply.

NOTE – Anglesey Property Company have not tested any included equipment, slimline night storage heaters or services mentioned in these sale particulars, purchasers are advised to satisfy themselves as to their working order and condition. Please contact Anglesey Property Company if you require clarification of any point in these sale particulars. Prior to travelling to view the property, please telephone Anglesey Property Company to confirm that the property is still for sale and to prearrange an appointment. All negotiations are to be conducted through Anglesey Property Company.

FLOOR PLAN



ENERGY EFFICIENCY RATING

