



6 Mountain Road, Llanfechell, Amlwch,  
Anglesey, LL68 0SB

**môn**  
properties

**Price: £160,000**

- Imaginative, Charming and Quaint Interiors
- Recently refurbished and remodelled
- Last used as Holiday Let 2 Bed Terraced Cottage
- Possible Starter Home, Buy-To-Let, 2nd Home Or Holiday Let
- 2 lovely Bedrooms with character features, shower room

- Open plan Lounge/diner and refitted kitchen,
- Side Access And Rear Garden, rear rural aspect
- Local Amenities Inc. Shop & PO, Community Cafe, & Pub
- Lpg Central Heating, UPVc Double Glazing, **No Ongoing Chain**
- EPC F



## Accommodation - Ground Floor.

### Open Plan Lounge/diner and Fitted Kitchen (5.3m x 3.08m)

front oak double glazed door, upvc double glazed window, exposed beams. Former fireplace recess, laminate floor finish and open to

### Refitted Kitchen/Breakfast room

Recently refitted with a range of base cupboards, working surfaces, tiled surrounds and sink unit, Integral oven/hob and stainless steel cooker canopy, provision for fridge and washing machine, rear double glazed window and door, staircase to first floor. Laminate floor

### Inner Hall

With fitted shelves and access to cloaks.

### Cloakroom 3' 7" x 2' 4" (1.1m x 0.7m)

W.C, wash basin, tiled floor and part tiled walls, double glazed window

## First Floor

### Bedroom 1 19' 8" x 9' 6" (6.0m x 2.9m) max

A bright and spacious room with vaulted ceiling and being L shaped with a double glazed window and a pleasant rural aspect.

### Bedroom 2 10' 10" x 9' 10" (3.3m x 3.0m)

Exposed beams, double glazed window.

### Shower Room 8' 10" x 3' 7" (2.7m x 1.1m)

Shower enclosure with mains-fed shower, wash basin, w.c., double glazed window.

## Exterior

Small walled garden, side gated covered passageway leads to rear and provides right of pedestrian way (bins/fuel) for adjoining property. Rear lovely enclosed garden overlooking countryside with low maintenance artificial grassed area, concrete patio section, bark mulch raised beds and 2 palm trees.

## Facilities – New LPG Gas ( bottle ) Central Heating installed March 2024, UPVc Double Glazing

## Services - Mains Water Electricity & Drainage

## Tenure - Freehold

## EPC: F

## Council Tax Band: B

