

7 Alaw View, Rhosybol, Amlwch, Anglesey,
LL68 9UD

môn PROPERTIES

Price: £170,000

- Pretty Bright and Spacious Semi Detached House
- Good Family Accommodation with Great Potential
- Lovely Rear Rural Views towards Llyn Alaw
- Having No Ongoing Chain – EPC E
- Generous Front and Rear Gardens
- Ample Parking/Drive and Garage
- 2 Reception Rooms, Kitchen
- 3 Bedrooms, Bathroom, separate W.C





Accommodation - Ground Floor
Upvc door to

Entrance Porch 8' 10'' x 2' 11'' (2.7m x 0.9m)
Double glazed window

Lounge 18' 10'' x 12' 6'' (5.75m x 3.8m)
Double glazed large picture window, moelfre stone feature fireplace along wall with marble shelf/hearth, 2 night storage heaters, open staircase to first floor, open through to

Dining Room 9' 6'' x 8' 10'' (2.9m x 2.7m)
Double glazed windows and view to garden and countryside, night storage heater

Kitchen 8' 10'' x 8' 6'' (2.7m x 2.6m)
Fitted range of modern base and wall units with working surfaces and sink unit with provision for washing machine, (cooker and washing machine available) double glazed window with views to garden and countryside, upvc double glazed door to

Rear Hall 3' 11'' x 3' 11'' (1.2m x 1.2m)
Built in store cupboard (1.3m x 1.08m) and external timber door, integral door to garage

First Floor Landing 9' 6'' x 6' 7'' (2.9m x 2.0m)
Built in airing cupboard and hot water cylinder, loft access, side double glazed window.

Front Bedroom 1 12' 9'' x 8' 9'' (3.88m x 2.66m)
Double glazed window

Rear Bedroom 2 10' 2'' x 8' 10'' (3.1m x 2.7m)
Rear double glazed window with rural and lake view.

Front Bedroom 3 9' 5'' x 6' 9'' (2.88m x 2.06m)
Double glazed window, built in wardrobe

Bathroom 5' 7'' x 5' 4'' (1.7m x 1.63m)
Panelled bath, wash basin, double glazed window

Separate Toilet 5' 7'' x 2' 7'' (1.7m x 0.8m)
w.c., double glazed window

Exterior
Front - Generous garden to grass, drive and parking area, side path Rear - Generous garden to grass backing onto farmland with lovely aspect

Garage 16' 9'' x 8' 6'' (5.1m x 2.6m)
Up and over door, side timber window.

Facilities - Part Night Storage Heaters, UPVC Double Glazing

Services - Mains water electricity and drainage (No Gas)

Tenure - Freehold

Council Tax Band C Energy Performance Rating E

Disclaimer
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