



Isfryn, Market Street, Amlwch, Isle Of Anglesey, LL68 9ET



Price: £115,000

- Generous sized 3 bedroom Terrace House
- Ideal for the small family or starter home
- 2 Reception Rooms and fitted Kitchen
- Hallway with staricase and part mosiac tiled floor
- No ongoing chain
- 3 Good Bedrooms and spacious bathroom
- Rear separate terraced garden plot
- Mains Gas central heating and UPVC double glazing
- In need of improvement and repair



Accommodation - Ground Floor

Composite entrance door to

Vestibule 4' 8" x 4' 5" (1.43m x 1.34m)

Ornate mosaic tiled floor, wall mounted consumer unit, glazed timber door and side panels to

Hallway 15' 9" x 4' 10" (4.8m x 1.48m)

Radiator, staircase to first floor

Lounge 12' 8" x 10' 10" (3.87m x 3.31m)

Deep bay and double glazed windows, radiator.

Rear Living room 11' 10" x 10' 6" (3.6m x 3.2m)

Stone feature fireplace along one wall with living flame gas fire, radiator, plate shelf double doors to rear porch/utility

Rear Porch/Utility area 12' 6" x 4' 11" (3.8m x 1.5m)

Worktop and plumbing below for washing machine, external glazed timber door and double glazed window

Fitted Kitchen/Breakfast room 11' 2" x 9' 6" (3.4m x 2.9m)

Fitted with a range of oak finished base and wall units with ample working surfaces including a peninsular breakfast bar, inset 1 1/2 bowl sink unit. Slot in cooker and cooker canopy, 3 rear double glazed windows and side sash window to utility, understairs storage cupboard, plastic clad ceiling with downlighters

First Floor Landing 15' 1" x 4' 10" (4.6m x 1.47m)

Loft access

Front Bedroom 1 12' 2" x 8' 10" (3.7m x 2.7m)

Double glazed window, radiator

Rear Bedroom 2 11' 6" x 10' 5" (3.5m x 3.17m)

Double glazed window, radiator

Front Bedroom 3 8' 10" x 8' 0" (2.68m x 2.45m)

Double glazed window, radiator

Family Bathroom 11' 0" x 9' 9" (3.36m x 2.96m)

A large room with a central double arched room divider with a panelled bath and in bath electric shower and side screen, wash basin, w.c., double glazed window, radiator, part plastic clad ceiling, airing cupboard with gas central heating boiler.

Exterior

To the front there is a small walled fore garden with a pedestrian gate. To the rear there is shared footpath giving side access to front road and a flight of steps leads up to a separate garden plot which is terrace and has a small dilapidated shed, small shed in block to the rear.

Facilities - Mains gas central heating UPVC double glazing to majority

Services - Mains water gas electricity and drainage

Council Tax Band C EPC Rating D

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

