



53 Craig Y Don, Amlwch, Isle Of Anglesey, LL68
9DW



Price: £174,950

- Generous Family sized 4 bedroom House
- Greatly improved Mid Terrace in cul de sac
- Lovely rear park/Playground aspect
- Popular local authority residential estate
- Garden/decking/2 sheds, No ongoing Chain
- Close to harbour quayside Amlwch port
- lounge and dining room (patio doors)
- Refitted kitchen inc appliances
- 3 first bedrooms and attic 4th bedrooms
- Gas Central Heating, UPVC D/Glazing





Nearby Harbour

Accommodation - Ground Floor

Upvc double glazed door to

Entrance Hall

Staircase to first floor, meter cupboard, radiator, double glazed window, laminate floor

Fitted Kitchen 11' 6" x 5' 11" (3.5m x 1.8m)

Refitted with a great range of contemporary base and wall units with timber working surfaces and a belfast sink. Having complimentary tiled surrounds and built in oven, hob, cooker canopy, dishwasher, fridge/freezer. double glazed window, downlighters, laminate floor

Open Plan Lounge and Dining Room

Dining room 11' 6" x 11' 6" (3.5m x 3.5m)

Rear double patio doors to garden, Laminate floor, radiator arch to lounge area

Lounge 11' 6" x 9' 10" (3.5m x 3.0m)

Feature timber fireplace surround and open solid fuel fire, double glazed window, laminate floor, radiator.



First Floor Landing

Built in cupboard, radiator and grill, inner landing area with stairs to attic bedroom

Front Bedroom 1 11' 10" x 10' 10" (3.6m x 3.3m)

Built in wardrobe, radiator, double glazed window

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

Built in cupboard, radiator, double glazed window

Rear Bedroom 3 10' 6" x 6' 3" (3.2m x 1.9m)

Under stairs recess, cupboard, radiator, double glazed window

Bathroom 8' 2" x 5' 3" (2.5m x 1.6m)

Corner bath with in bath electric shower, wash basin, w.c., chrome heated towel rail/radiator, downlighters, double glazed window, extractor fan, built in cupboard housing gas central heating boiler. Tiled floor.

Attic Bedroom 4 21' 0" x 8' 6" (6.4m x 2.6m)

Restricted headroom to sides, access to loft area, 2 double glazed roof lights

Exterior

To the front there is an open stoned foregarden, shared side access passageway to rear. Rear garden comprises area to grass, paved patio and path, timber decking and 2 storage sheds. To the rear is an open field playground and park area with access to the old mill and coastal footpath/access to harbour.

Facilities - Mains gas central heating and Upvc Double glazing

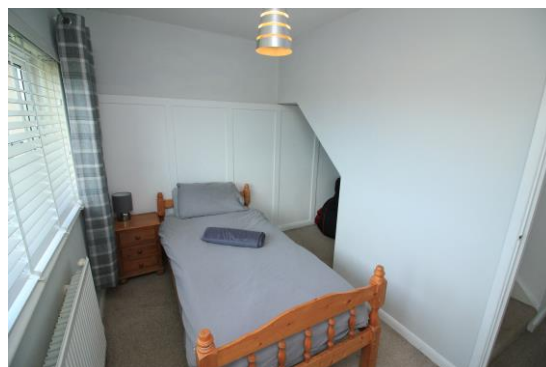
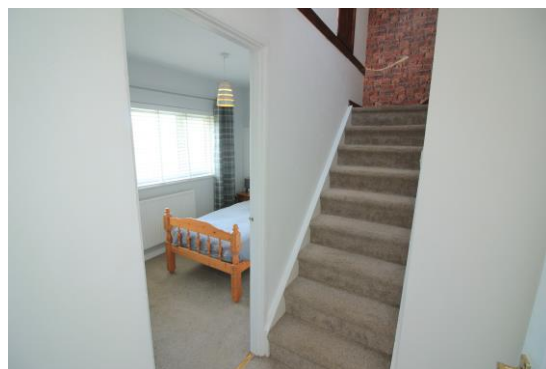
Services Mains water electric gas and drainage

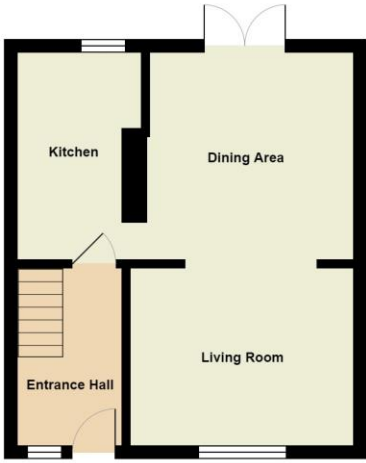
Tenure - Freehold

Council Tax Band B Energy Performance Rating D

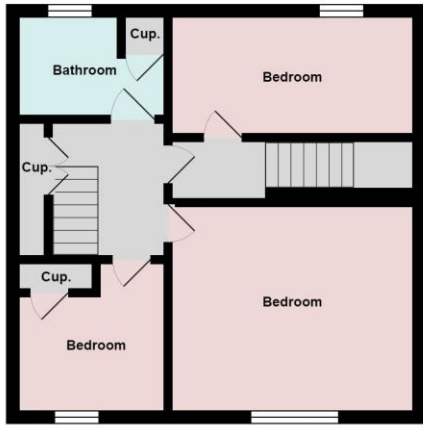
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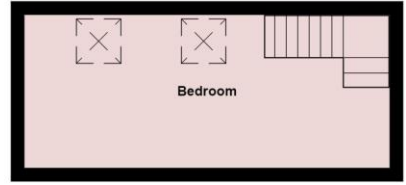




Ground Floor



First Floor



Second Floor

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		

