



Gorffwysfa , Rhosgoch, Isle Of Anglesey,
LL66 0AB



Price: £280,000

- Character and Substantial Country Home
- Large Garden plot - 0.2 acre
- Country road location in hamlet
- Much improved/ requiring finishing touches
- 2 Reception rooms, Fitted Kitchen, Porch
- Bathroom (corner spa bath & cubicle)
- 3 main bedrooms (originally 4)
- Oil Central Heating UPVC double Glazing
- Off road parking, No ongoing chain
- EPC E



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Accommodation

Open Porch with timber door to

Lounge 17' 6" x 13' 9" (5.34m x 4.2m)

A lovely cosy room with feature fireplace with timber beam and log burner, beamed ceiling, spindled staircase to first floor, 2 double glazed windows, 2 radiators, timber floor finish

Living Room/ Bedroom 4/5 17' 5" x 8' 10" (5.3m x 2.7m)

Brick open fireplace, double glazed window, rear sash window to porch, radiator, beamed ceiling, timber floor finish



Fitted Kitchen 12' 2" x 9' 2" (3.7m x 2.8m)

Well fitted with a wealth of base and wall units with solid timber worktops and upstands with sink unit, provision for appliances, large dual fuel (lpg) tiled floor, built in cupboard, side double glazed window, exposed beams



Rear Porch/ Possible utility 8' 10" x 6' 7" (2.7m x 2.0m)
side window, external timber door, quarry tiled floor, radiator

First Floor Landing 17' 5" x 5' 3" (5.3m x 1.6m)

loft access with retractable ladder, double glazed window.

Bedroom 1 (possible 2 bedrooms) 15' 5" x 9' 6" (4.7m x 2.9m)

Originally 2 rooms with 2 radiators, 2 double glazed windows and 2 access doors

Rear Bedroom 2 15' 5" x 9' 6" (4.7m x 2.9m)

Double glazed window and roof light, beams, radiator, built in open cupboard

Front Bedroom 3 10' 2" x 8' 2" (3.1m x 2.5m)

Double glazed window, radiator

Family Bathroom 8' 2" x 6' 7" (2.5m x 2.0m)

Having a 4 piece suite with corner spa bath, shower cubicle and mains fed shower, wash basin and w.c.. Part tiled walls and tiled floor, extractor, chrome towel rail/radiator, double glazed window

Exterior

Occupying a large plot of approximately 0.2 acre - with walled and gated paved foregarden, side gate, side open off road parking leading to the grassed side garden opening out to a large grassed garden plot bounded by trees and bushes. small former stone out houses, attached former toilet and store (2,4m x 1,8m) with oil central heating boiler. oil storage tank

Facilities - Oil Central Heating and UPVC double glazing

Services Mains water electricity and private drainage - No mains gas - LPG bottle

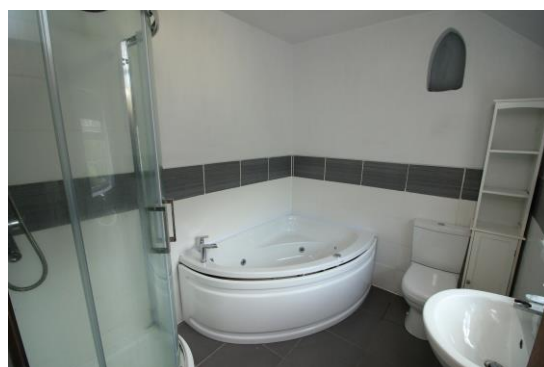
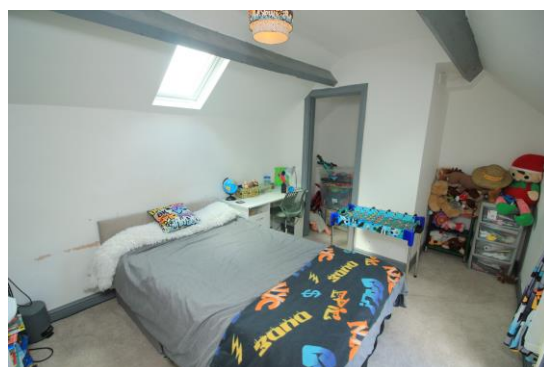
Council Tax Band D Energy Performance Rating E

Tenure - Freehold

Disclaimer

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Anti Money Laundering Regulations At the time of submitting an offer, purchasers will be asked to produce identification documentation and we





All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	39 E	
24-38	F		

