



24 Maes Cynfor, Cemaes Bay, Anglesey,
LL67 0HS



Price: £164,950

- Pretty Harbour and seaside Village
- North Anglesey Coast near to sea
- Spacious 3 Bedroom Mid Terrace House
- Hall, lounge, well fitted kitchen/diner
- Refitted Lovely Bathroom
- front garden, rear enclosed garden and shed
- Front store and open porch
- LPG Gas Central Heating, UPVC Double Glazing



Accommodation - Ground Floor

Open covered porch with store cupboard, double glazed door to

Hall

Staircase to first floor

Lounge 14' 9" x 13' 9" (4.49m x 4.2m) Reducing to 3.2m Front double glazed window, radiator, laminate floor finish.

Refitted Kitchen/Diner 13' 9" x 10' 4" (4.19m x 3.16m) Well fitted with a contemporary range of base and wall units with working surfaces inset sink unit, integral double oven, hob, microwave and dishwasher, space for washing machine and fridge, double glazed window, radiator, wall mounted lpg gas central heating boiler, laminate floor finish, under stairs storage cupboard and external double glazed stable style door.

First Floor Landing 8' 6" x 5' 7" (2.6m x 1.7m) Airing cupboard, loft access

Front Bedroom 1 13' 5" x 10' 2" (4.09m x 3.1m) Double Glazed window and radiator

Rear Bedroom 2 11' 6" x 8' 6" (3.5m x 2.6m) Double glazed window and radiator

Front Bedroom 3 10' 5" x 6' 5" (3.18m x 1.96m) Double glazed window and radiator

Refitted Bathroom 7' 10" x 5' 3" (2.4m x 1.6m) White suite with shaped panelled bath mixer taps and in bath electric shower and side screen, close coupled w.c. wash basin, 2 double glazed windows, radiator, part tiled walls and laminate floor finish.

Exterior

To the front there is an open plan garden to grass with path to storage shed. Rear enclosed garden mainly to grass with paved patio area, useful store shed and gate to rear pedestrian access.

Facilities - LPG (Bottle gas) Central Heating , UPVC double Glazing

Services Mains water electricity and drainage (no mains gas)

Energy Performance Rating E

Council Tax Band B

Tenure - Freehold

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may be 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

