



6 Mountain Road, Llanfechell, Amlwch,
Anglesey, LL68 0SB



Price: £160,000

- Imaginative, Charming and Quaint Interiors
- Recently refurbished and remodelled
- Currently used as Holiday Let 2 Bed Terraced Cottage
- Possible Starter Home, Buy-To-Let, 2nd Home Or Holiday Let
- 2 lovely Bedrooms with character features, shower room

- Open plan Lounge/diner and refitted kitchen,
- Side Access And Rear Garden, rear rural aspect
- Local Amenities Inc. Shop & PO, Community Cafe, & Pub
- Lpg Central Heating, UPVc Double Glazing, **No Ongoing Chain**
- EPC G



Accommodation - Ground Floor.

Open Plan Lounge/diner and Fitted Kitchen (5.3m x 3.08m)

front oak double glazed door, upvc double glazed window, exposed beams. Former fireplace recess, laminate floor finish and open to

Refitted Kitchen/Breakfast room

Recently refitted with a range of base cupboards, working surfaces, tiled surrounds and sink unit, Integral oven/hob and stainless steel cooker canopy, provision for fridge and washing machine, rear double glazed window and door, staircase to first floor. Laminate floor

Inner Hall

With fitted shelves and access to cloaks.

Cloakroom 3' 7" x 2' 4" (1.1m x 0.7m)

W.C, wash basin, tiled floor and part tiled walls, double glazed window

First Floor

Bedroom 1 19' 8" x 9' 6" (6.0m x 2.9m) max

A bright and spacious room with vaulted ceiling and being L shaped with a double glazed window and a pleasant rural aspect.

Bedroom 2 10' 10" x 9' 10" (3.3m x 3.0m)

Exposed beams, double glazed window.

Shower Room 8' 10" x 3' 7" (2.7m x 1.1m)

Shower enclosure with mains-fed shower, wash basin, w.c., double glazed window.

Exterior

Small walled garden, side gated covered passageway leads to rear and provides right of pedestrian way (bins/fuel) for adjoining property. Rear lovely enclosed garden overlooking countryside with low maintenance artificial grassed area, concrete patio section, bark mulch raised beds and 2 palm trees.

Facilities – New LPG Gas (bottle) Central Heating installed March 2024, UPVc Double Glazing

Services - Mains Water Electricity & Drainage

Tenure - Freehold

EPC: G – New heating installed since

Council Tax Band: B

