



25 High Street, Cemaes Bay, Isle Of Anglesey,
LL67 0HH

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properties

Price: £225,000

- Extensively Refurbished and re-modeled
- Pretty Seaside/Harbour village ,Sandy beach
- AIRBNB Holiday Let - Potential Bolt hole
- Lovely Generous Terraced Cottage/House
- Modern Electric Radiators, UPVC D/G
- 2 Reception Rooms, Cloakroom
- Well fitted Kitchen and appliances
- 3 Good bedrooms , En suite & Bathroom
- Rear parking and patio area
- EPC E – No Chain – Contents Available





Accommodation - Ground Floor

Double Glazed door to

Vestibule

Laminate floor finish, electric panel heater

Lounge 16' 1" x 12' 6" (4.9m x 3.8m)

Feature of turned staircase to first floor, Laminate floor, electric panel heaters, double glazed window, downlighters

Cloakroom 4' 7" x 2' 7" (1.4m x 0.8m)

Below the stairs with w.c., vanity wash basin

Dining Room 15' 9" x 9' 10" (4.8m x 3.0m)

Side double glazed window and exterior door, laminate floor finish, downlighters, electric panel heater.

Fitted Kitchen 10' 6" x 9' 10" (3.2m x 3.0m)

A contemporary range of base and wall units with ample working surfaces and includes sink unit, built in oven/hob/splashback and cooker canopy. Plumbing for washing machine and ample room for large fridge freezer, Cupboard housing high capacity water storage tank and boiler, rear double glazed window, downlighters, electric panel heater, laminate floor.



First Floor Landing

Split level with storage/linen cupboard, roof light, downlighters, electric panel heater, laminate floor

Bedroom 1 14' 5" x 12' 2" (4.4m x 3.7m)

Double glazed window, electric panel heater, laminate floor

En-suite Shower Room 5' 7" x 5' 3" (1.7m x 1.6m)

Shower cubicle with mains fed shower, vanity unit and wash basin, w.c., downlighters, electric heated towel rail, extractor fan, part pvc clad walls and laminate floor, double glazed window.

Bedroom 2 10' 6" x 9' 10" (3.2m x 3.0m)

Double glazed window, electric panel heater, downlighters, loft access, laminate floor,

Bedroom 3 8' 2" x 6' 7" (2.5m x 2.0m)

Double glazed window, electric panel heater, downlighters, laminate floor

Bathroom 6' 7" x 6' 7" (2.0m x 2.0m)

Shaped bath with mixer taps/shower and mains fed shower with side screen, vanity unit/wash basin, w.c., electric heated towel rail, extractor fan, part pvc clad walls, laminate floor, double glazed window

Exterior

Rear off road parking space with room for 2 vehicles, gate and fence to patio area and rear access.

Facilities - Electric Panel Heating and UPVC Double glazing

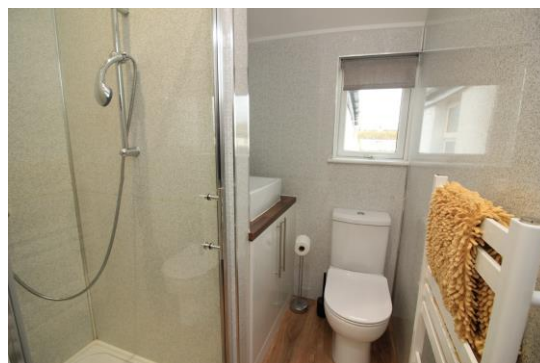
Services - Mains water electric and drainage - no mains gas

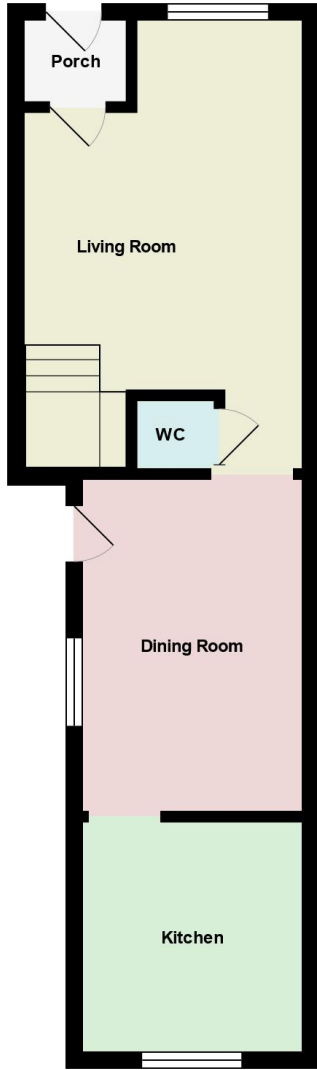
Council Tax Band - Not applicable as Business Rates/Holiday Let (Current full relief - RV £2600)

Energy Performance Rating E Tenure - Freehold

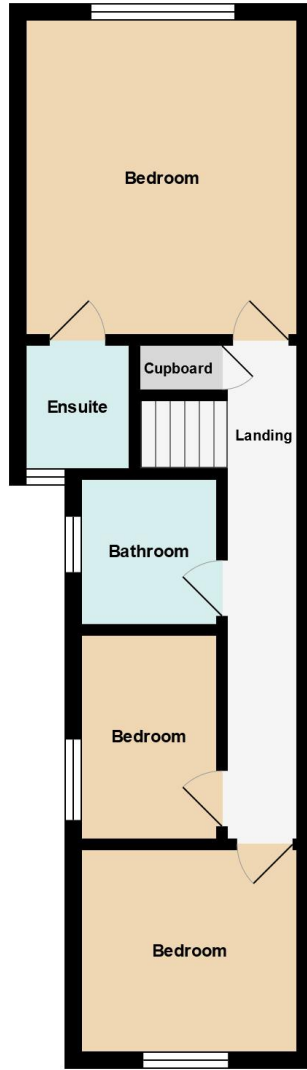
Disclaimer

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





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

