



Celyn Fach , Brickpool, Amlwch, Isle Of Anglesey, LL68 9HL

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properties

Price: £285,000

- Impressive and extended Detached House
- Character property being a former cottage
- Lovely two tiered garden with large patio & summerhouse, with lower garden
- Former garage/utility/store, ample parking

- Open plan lounge and dining room
- Fitted kitchen/breakfast rm(appliances)
- 2 Shower rooms, 3 bedrooms
- Mains gas CH, upvc Double glazing
- No Chain, EPC D





Accommodation - Ground Floor

Composite double glazed entrance door to

Kitchen/Breakfast Room 17' 0" x 9' 9" (5.17m x 2.98m)

Well fitted out with a contemporary range of fitted base and wall units with timber grain effect working surfaces and tiled surrounds. Inset 1 1/2 bowl single drainer sink unit, Built in double oven and 5 ring gas hob with stainless steel cooker canopy over, cupboard housing gas central heating boiler, space for dishwasher and fridge freezer, 2 double glazed windows, rad, part glazed door and steps down to



L shaped Inner Hall 9' 1" x 3' 7" (2.78m x 1.1m) plus 2.75 x 0.9

Turned staircase to first floor, understairs cupboard, radiator

Open Plan Lounge and Dining Room

Please note these were two rooms and they could be subdivided again if desired

Lounge 11' 10" x 11' 6" (3.6m x 3.5m)

Having a double glazed double patio doors to garden, feature cast iron and tiled fireplace with living flame gas fire, radiator



Dining Room 14' 5" x 8' 2" (4.4m x 2.49m)

Double glazed window, radiator

Shower Room 5' 8" x 4' 9" (1.72m x 1.46m) not inc shower recess

Refitted with a recessed shower area with mains fed shower and folding screen door, concealed cistern w.c., wash basin part tiled walls and tiled floor, chrome heated towel rail/radiator, extractor fan, wall mounted vanity mirror and lights, double glazed window.

First Floor Landing

with double glazed window, radiator, spindled balustrade, hinged loft access cover with retractable ladder leading to LOFT HOBBIES ROOM.

Bedroom 1 11' 10" x 9' 10" (3.6m x 3.0m)

Double glazed window, radiator, fitted bank of wardrobes.

Bedroom 2 10' 10" x 8' 6" (3.3m x 2.6m)

Double glazed window, radiator

Bedroom 3 9' 10" x 6' 1" (3.0m x 1.85m)

Double glazed window, radiator

Shower Room 6' 11" x 5' 7" (2.1m x 1.69m)

Refitted with a large shower enclosure with mains fed shower and glass screens, concealed cistern w.c., wash basin, part plastic clad walls, extractor, chrome heated towel rail/radiator, double glazed window

Exterior

The property is approached from the main road via right of way leading to a double gated entrance with a large concreted parking area with room for several vehicles and giving access to the former garage (currently store and utility) building. Small courtyard area with tap, side gated access and path to main front gardens. To the true front of the property there is a lovely garden plot on two levels with the upper level having a large paved and stone seating patio overlooking the lower hidden garden with a timber summerhouse and tap. gate and steps lead down to the hidden private sheltered garden mainly laid to grass with flower beds, shrubs, trees, cherry blossom, small timber shed and arbour/bench.

Facilities - Mains gas central heating UPVC double glazing

Services - Mains water electricity gas and drainage

Tenure - Freehold

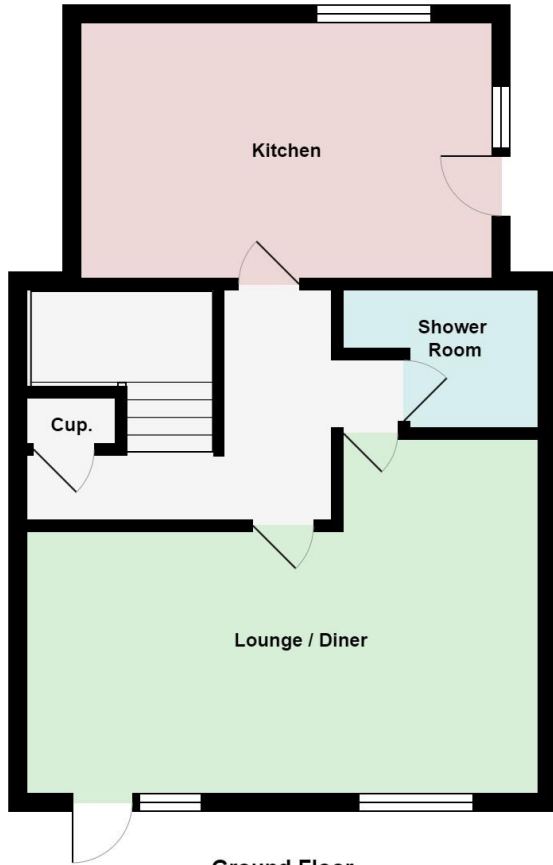
Energy Performance Certificate D Council Tax Band D

Disclaimer

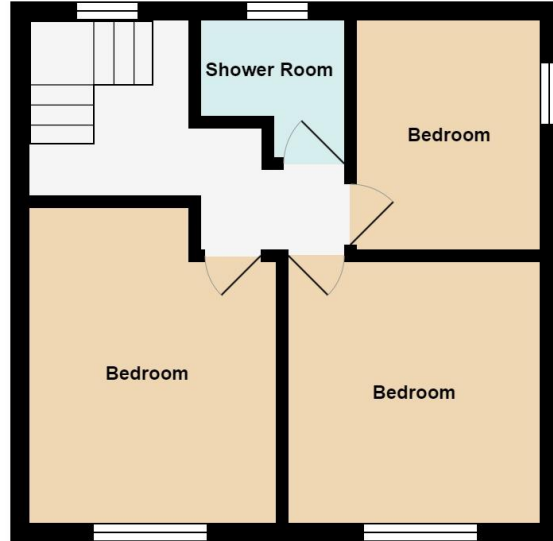
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Anti Money Laundering Regulations At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your cooperation to ensure there will be no delay in agreeing and progressing with the sale





Ground Floor



First Floor

All measurements are approximate and for display purposes only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

