



Lyndale, Bull Bay Road, Amlwch, Isle Of Anglesey, LL68 9EA



Price: £215,000

- Deceptively Spacious Semi Det Bungalow
- Well Regarded Location Close to Amenities
- Generous Lounge and Separate Dining Room
- Good Kitchen, Porch and Pantry/store rooms
- 2 Good Bedrooms, Bath/shower room
- Integral Garage, Shed, Ample Parking
- Gas Central Heating, Double Glazing
- Gardens to Rear, No Ongoing Chain





Accommodation

Timber double glazed door to

Vestibule 4' 11" x 3' 3" (1.5m x 1.0m)

timber glazed door and side glazed panels to

Entrance Hallway 7' 7" x 4' 11" (2.3m x 1.5m) plus 5.8m x 0.8m

Radiator, built in store cupboard, walk in store cupboard with loft access hatch - Potential for incorporation into bedrooms or ensuite

Lounge 17' 9" x 14' 9" (5.4m x 4.5m)

Bay with double glazed windows to front, tiled fireplace, radiator, corner cupboard.

Dining Room 12' 6" x 9' 6" (3.8m x 2.9m)

Having side patio doors, radiator, built in deep pantry/store cupboard

Kitchen/Breakfast Room 11' 10" x 9' 10" (3.6m x 3.0m)

Having a good range of fitted base and wall units with working surfaces and incorporating sink unit, gas hob and built in oven, housing for washing machine, timber double glazed rear window. door to



Rear Porch 7' 3" x 3' 11" (2.2m x 1.2m)

External door and windows open access to pantry/store.

Front Bedroom 1 14' 9" x 11' 6" (4.5m x 3.5m)

Double glazed window, radiator.

Rear Bedroom 2 12' 6" x 9' 10" (3.8m x 3.0m)

Rear double glazed window, radiator.

Bath/Shower Room 9' 10" x 7' 10" (3.0m x 2.4m)

Having a panelled bath, shower cubicle, wash basin, w.c., cupboard housing gas central heating boiler (2022) double glazed window, radiator.

Exterior

To the front there is a drive, leading to garage, and parking area with ample room for several vehicles or boat/caravan space etc. To the side there is a garden and patio area with raised small pond potting shed, rear storage area, timber garden shed and a block built shed (3.3m x 2.6m) Rear walled and enclosed garden with grassed area and path, cold water tap.

Garage 14' 9" x 8' 10" (4.5m x 2.7m)

up and over door, side window, gas meter.

Facilities - Mains gas central heating (boiler 2022) timber double glazing

Services - Mains water gas electric and drainage

Tenure - Freehold

Council Tax Band D Energy Performance Rating D

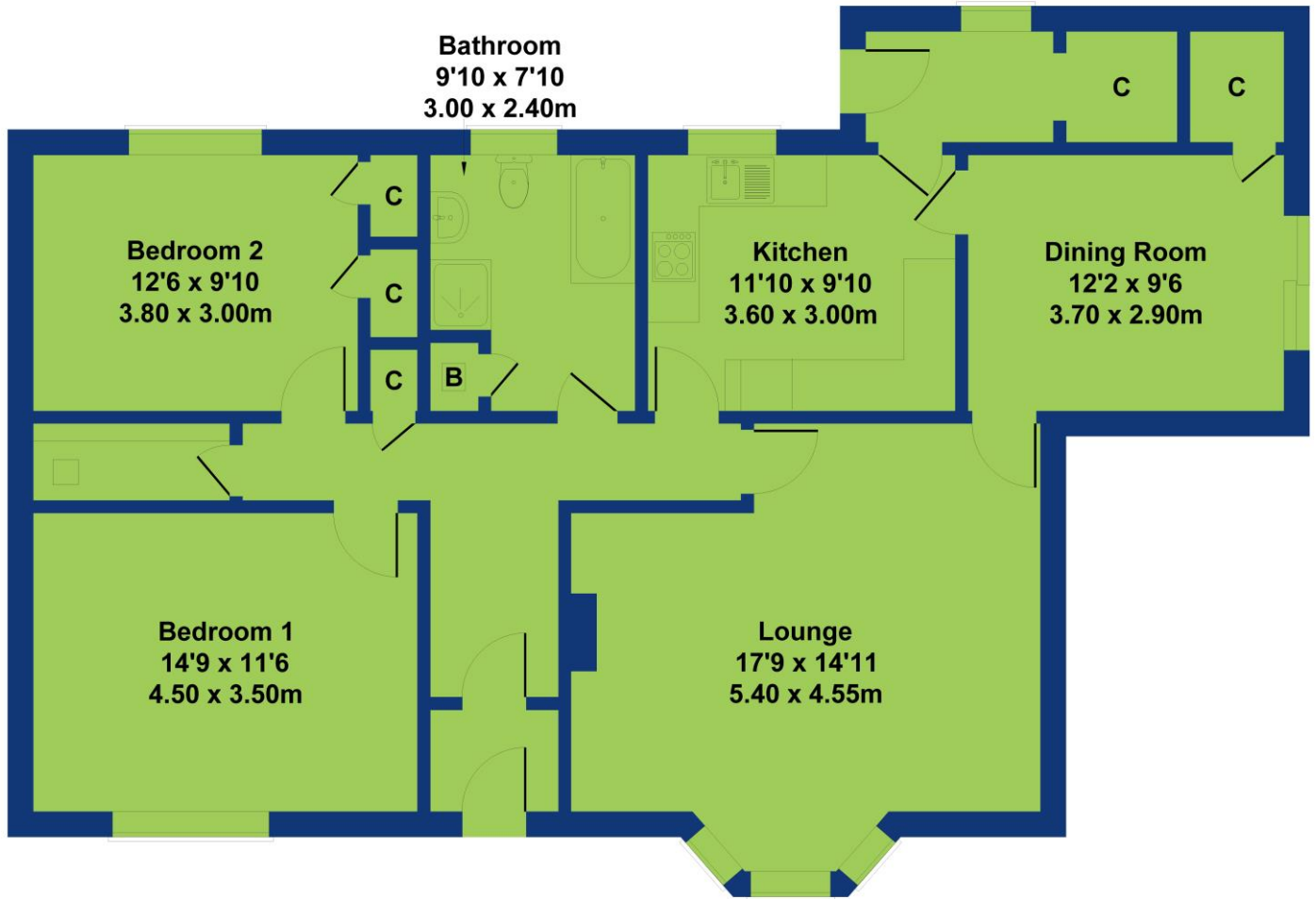
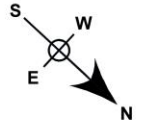
Disclaimer

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



Lyndale Bull Bay Road Amlwch

Approximate Gross Internal Area
1163 sq ft - 108 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		

