



2 Coastguard Houses , Penybanc, Amlwch, Isle Of Anglesey, LL68 9DU



**Price: £199,950**

- Having a fantastic coast and sea view
- Elevated location on edge of town
- Generous 3 bedroom mid terrace house
- Long garden with potting shed, garage
- 2 Reception Rooms, Kitchen
- 3 Bedroom and modern wet room
- No ongoing chain, Gas Central Heating
- UPVC double glazing, EPC TBA







Amlwch Port Harbour

**Accommodation - Ground Floor**

Upvc double glazed door to

**Entrance Porch** 6' 6" x 4' 1" (1.98m x 1.25m)

Tiled floor, glazed door to

**Inner Hall** 5' 7" x 3' 7" (1.7m x 1.1m)

Tiled floor , meter cupboard

**Living Room** 11' 10" x 11' 2" (3.6m x 3.4m)

Staircase to first floor, slate clad fireplace with alcoves, laminate floor, radiator. Open to

**Lounge/ Dining room** 16' 1" x 12' 2" (4.9m x 3.7m)

reducing to 2.6

Having a deep front bay with double glazed windows and external door framing views to garden and coast/sea beyond, radiator, laminate flooring, Mock timber fireplace surround and electric fire.

**Kitchen** 9' 2" x 8' 6" (2.8m x 2.6m)

Range of fitted base and wall units with working surfaces, tiled surrounds and inset sink unit. Housing for slot in cooker, washing machine and fridge, Double glazed window





**First Floor Landing** 12' 2" x 4' 11" (3.7m x 1.5m) with inner landing 2.5m x 0.9m  
Loft access, built in cupboard housing gas combi central heating boiler.

**Front Bedroom 1** 12' 2" x 9' 2" (3.7m x 2.8m)  
Upvc double glazed window and great sea and coast view, radiator.

**Bedroom 2** 12' 2" x 6' 11" (3.7m x 2.1m)  
Double glazed window, radiator.

**Bedroom 3** 8' 6" x 7' 3" (2.6m x 2.2m)  
Double glazed window and radiator.

**Wetroom** 6' 3" x 5' 3" (1.9m x 1.6m)  
Refitted with a non slip self draining floor and shower area with mains fed shower and curtain, wash basin, w.c., heated towel rail/radiator, double glazed window, tiled walls.

### Exterior

There is a long garden mainly to grass with path, potting shed and small store shed with pedestrian access. path and steps leads to door. There is a small enclosed courtyard with access to main door. Separate section with garage

**Garage/Worshop** 15' 9" x 10' 2" (4.8m x 3.09m)  
up and over door and side personal door, side window.

**Facilities Mains gas central heating and UPVC double glazing**

**Services - Mains water electricity gas and drainage**

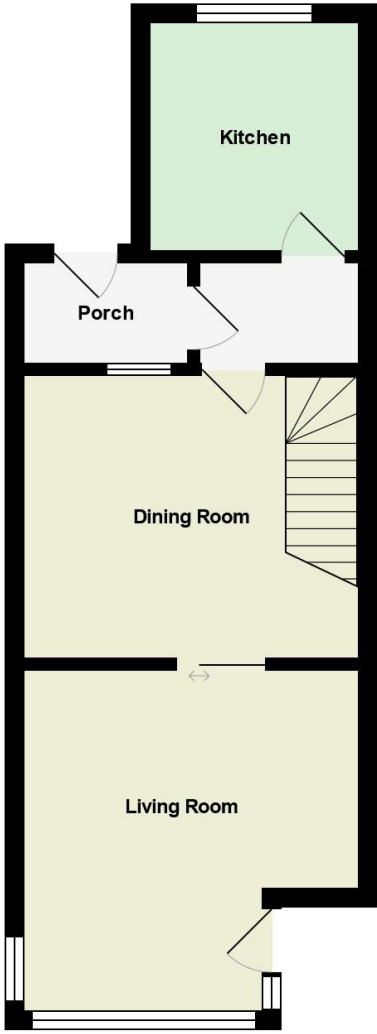
**Council Tax Band B - Energy Performance Rating D**

**Tenure - Understood to be Freehold - To be verified - Title not registered**

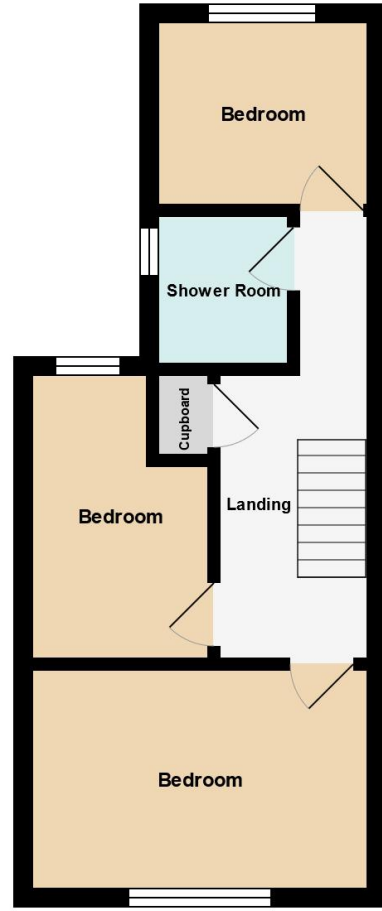
### Disclaimer

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		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		

