



Ilys Cottage, 4 Athol Street, Cemaes Bay,
Anglesey, LL67 0EP

môn
properties

Price: £225,000

- Idyllic Period Former Fishermans Cottage
- Pretty Harbour and Seaside Village
- Short walk to sandy beach
- Quaint Interiors with many original features
- Night Storage Heating, Part UPVC D/Glazing

- Ideal Seaside Getaway /Holiday Let
- Beamed lounge/logburner,
- Quirky Kitchen/Diner
- 2 Bedrooms (sea view) Bathroom
- Outside decking/seating area: EPC E





Description

Pretty and Charming Period Former Fisherman's Cottage - Set in a small square in the heart of the Lovely Harbour and Seaside Village of Cemaes Bay. Literally within a short walk of sandy beaches, village high street, local hostelrys and eating houses. This would make a perfect seaside bolthole if you wish to escape the hustle and bustle of life and step back in time. It could have tremendous potential from holiday letting as it can be sold as seen to include all contents (subject to negotiation) Full of quaint and original feature with a lovely cosy atmosphere - Having a front decking and seating area where you can sip your long cool drink in the summer time. You enter into a beamed lounge with its heart of a log burner for cold winter nights. To the left you enter a long kitchen diner which is also beamed and it has a most interesting sink in a chest of drawers !. On the ground floor there is a refitted bathroom. On the first floor, approached by its original spindled staircase to a good landing area which could be a sitting area, snug or overflow accommodation. The main bedroom and the second bedroom enjoy low level double glazed windows and both have views over the square with restricted sea views. Heating is by night storage heaters and the log burner and there is replacement Upvc double glazing to the majority. Having no chain this is an ideal opportunity to acquire your own piece of heaven and history.



Accommodation - Ground Floor

Stable style entrance door to

Vestibule

Inner door to

Lounge 14' 0" x 10' 4" (4.26m x 3.15m)

A lovely cosy and character room with beamed ceilings, spindled staircase to first floor, fireplace recess with log burner and feature beam over, night storage heater, under stairs airing cupboard with hotwater cylinder. double glazed window to front, door to bathroom and open doorway to kitchen/diner



Kitchen/Diner 14' 0" x 7' 3" (4.27m x 2.22m)

Quaint and interesting with a bespoke sink set in a former chest of drawers, beamed ceiling, double glazed window, night storage heater

Bathroom 8' 10" x 5' 11" (2.7m x 1.8m)

Panelled bath with in bath electric shower, wash basin, w.c., night storage heater, double glazed window.



First Floor Landing 7' 3" x 6' 11" (2.2m x 2.1m)

This area could be used as over flow accommodation area or a study/sitting area and leads to bedroom 2, casement timber window to rear

Bedroom 1 14' 1" x 8' 2" (4.3m x 2.5m)

Double glazed window with restricted views to sea, loft access, night storage heater.

Bedroom 2 9' 6" x 6' 3" (2.9m x 1.9m)

Double glazed window with restricted views to sea.

Exterior

To the front there is a raised decked section in two parts providing a lovely area to sit out on.



Facilities - Night storage heating/Log burner and part upvc Double glazing

Services - Mains water electricity and drainage

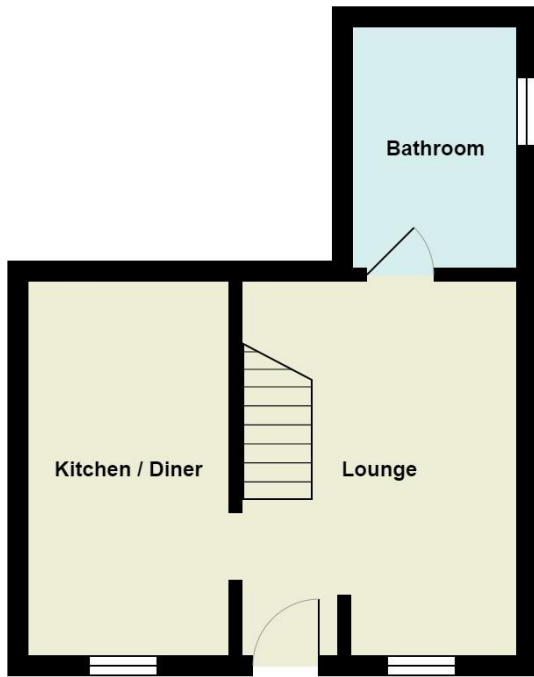
Tenure - Freehold

Council Tax Band A Energy Performance Certificate E

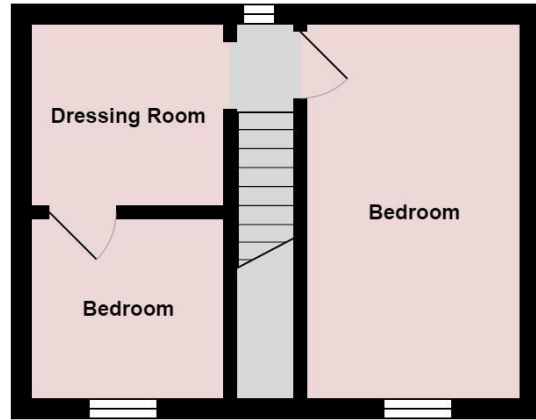
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Ground Floor



First Floor

All measurements are approximate and for display purposes only

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

