



Parys Lodge, 1a Market Street, Amlwch, Isle
Of Anglesey, LL68 9ET



Price: £105,000

- Virtually New re-built 1 Bedroom Detached House
- Formerly a shop and very central
- Close to all local amenities
- Ideal single person Unit
- Efficient Modern WIFI Controlled Electric heating
- Low maintenance and parking nearby
- Open plan lounge and Kitchen
- Shower room and 1 bedrooms
- No ongoing chain - Ready for occupation
- Upvc Double Glazing



Accommodation

Upvc double glazed entrance door to

Open Plan Lounge and Kitchen 18' 1" x 11' 6" (5.5m x 3.5m)

With 2 double glazed windows, downlighters, consumer unit, 2 electric panel heaters. The kitchen area has base and wall cupboards with work top and sink unit with provision for cooker. Staircase to first floor.

First Floor Landing

Bedroom 1 12' 6" x 12' 2" (3.8m x 3.7m)

2 Double glazed windows, electric panel heater.

Shower Room 6' 6" x 5' 10" (1.98m x 1.78m)

Shower cubicle and electric shower, wash basin, w.c., electric heated towel rail, double glazed velux roof light, extractor unit.

Exterior

The property does not have any outside space and is ideal for those buyers not wanting the maintenance responsibilities of gardens. Parking is available in the public car park opposite which has a electric vehicle charging point. Annual permits can be obtained/purchased from the local authority.

Facilities – Modern efficient WIFI controlled electric panel heaters, Upvc Double Glazing

Services - Mains water electric and drainage

Tenure - Freehold

Council Tax - Not yet assessed

Energy Performance Certificate - E

Warranties - Currently awaiting building regulation sign off - No warranties provided.

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may be 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

