



28 Dinam Road, Caergeiliog, Holyhead,  
Anglesey, LL65 3NB



**Price: £165,000**

- Extensively Improved & Family sized
- End of Terrace 3 Bedroom House
- Large Conservatory, Attractive Lounge
- Well Fitted Contemporary Kitchen/Utility Porch
- Refurbished Bathroom
- Front and Rear Gardens/Decking/Shed
- Communal Parking
- Mains Gas Central Heating, Double Glazing



### **Front Conservatory** 14' 1" x 11' 6" (4.3m x 3.51m)

Tiled Floor with electric under floor heating,(not currently operative), wall mounted panel heater, external door, double door to:

### **Inner Hall** 7' 3" x 3' 11" (2.2m x 1.19m)

Staircase to 1st floor, radiator, built in deep cloaks/storage cupboard

### **Lounge** 17' 6" x 13' 5" (5.34m x 4.08m)

Feature of an attractive fireplace with open living flame gas fire, double glazed window, radiator, deep recess.

### **Fitted Kitchen** 13' 5" x 7' 4" (4.08m x 2.24m)

Having a range of a contemporary style light timber grain finished base and wall units with black marble effect worktops and up-stands with mood light below inc. circular bowl sink and drainer, fridge and stainless steel cooker canopy, LED down-lighters, tiled floor, double glazed window and door to rear

### **Hall** 7' 6" x 4' 3" (2.28m x 1.29m)

Under stair recess, tiled floor, double glazed door, meter cupboard, plumbing for automatic washing machine.

## **First Floor**

### **Landing**

loft access, double glazed window, built in cupboard housing gas central heating boiler.

### **Rear Bedroom 1** 15' 9" x 9' 0" (4.79m x 2.75m)

Double glazed window, radiator, built in wardrobe and mirrored sliding doors.

### **Front Bedroom 2** 12' 7" x 8' 8" (3.84m x 2.65m)

Double glazed window, radiator, built in cupboard.

### **Rear Bedroom 3.** 7' 4" x 8' 9" (2.24m x 2.65m)

Double glazed window, radiator, built in cupboard

### **Bathroom** 7' 8" x 5' 6" (2.34m x 1.68m)

Fitted with bright and cheerful white 3 piece suite comprising:- panelled bath with in bath mixer shower , vanity units housing a wash hand basin and concealed cistern W.C. tiled floor and part tiled walls. PVC u clad ceiling and down-lighters, 2 double glazed windows, extractor fan, stainless steel towel rail/radiator

## **Exterior**

### **Front**

Overlooking a grassed area there is a gate to an enclosed mainly stoned and flagged garden with shrubs and bushes, inset wall lights to conservatory, bin storage area and storage shed.

### **Rear**

A side gate from communal parking area leads to an enclosed and private garden with stoned and flagged area, garden to grass, decking, storage shed, power point and cold water tap.

## **Tenure**

We understand to be freehold

## **Services**

Mains Electricity , Gas and Drainage.. Mains water is supplied from RAF Valley/Welsh water. There is an annual service charge via premier estate management in relation to the maintenance of communal areas understood to be approx £448 per annum charged monthly

## **Facilities**

Mains Gas Central Heating , Replacement Timber Frame double Glazed Windows & doors

## **Energy Rating D Council Tax Band B**

### **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

