



7 Brickfield Street, Porth Amlwch, Amlwch, Anglesey, LL68 9HH

£135,950

- Extremely well presented cottage
- Thriving village community/amenities
- PRICE INCLUDES FURNITURE!
- Beautiful modern shower room
- Primary & secondary schools nearby
- 3 minute walk to port, village square & coastal path
- Pleasant garden with private aspect
- 2nd bedroom takes a double bed
- Mains gas central heating
- Golf course just 5 minutes away

7 Brickfield Street, Amlwch, LL68 9HH

Situated in the historic village of Porth Amlwch, just a 3 minute walk to the picturesque harbour, coastal path and local amenities, this 2 bed mid-terraced cottage is extremely well presented and offers compact accommodation yet even the 2nd bedroom takes a double bed. With an attractive garden and private aspect beyond, the property enjoys a pleasant and convenient location with primary and secondary schools nearby and Bull Bay Golf Course just a few minutes drive.

Porth Amlwch is a small village on the outskirts of Amlwch and the area abounds with both maritime history and the copper trade where the nearby Parys Mountain was once the worlds largest producer of copper. Today, the tranquil, yet thriving village boasts a weekly local market, award-winning "chippy", pub, cafes and much more.



Council Tax Band: A



Lounge

10'10" X 15'11" max (3.3m X 4.86m max)

A good sized reception room with glass-fronted log-burning fire to fireplace; laminate flooring and open plan staircase.

Kitchen

7'10" X 7'8" (2.38m X 2.34m)

Light beech style modern wall and base units with recesses for cooker and fridge. Pleasant aspect from window to garden.

Bedroom 1

10'10" X 7'10" min (3.3m X 2.39m min)

Double bedroom to front.

Bedroom 2

7'10" x 7'7" (2.38m x 2.32m)

Space for double bed and furniture. View over garden and wooded area beyond.

Shower Room

7'10" x 4'10" min (2.38m x 1.47m min)

Beautiful modern shower room with shower walling, good sized glazed shower having plumbed-in rain and hand-held fittings. Steps up to WC and washbasin with vanity unit/drawers. Skylight.

GARDEN

Pleasant enclosed garden with southerly aspect and wooded area beyond providing attractive backdrop and privacy. (Small shared area with next door between back doors and garden gates).

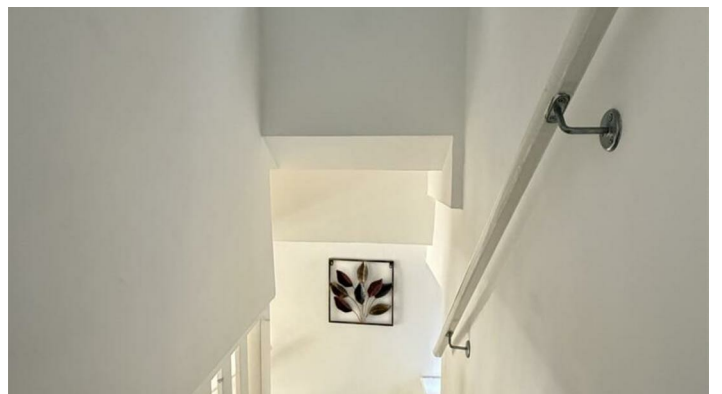
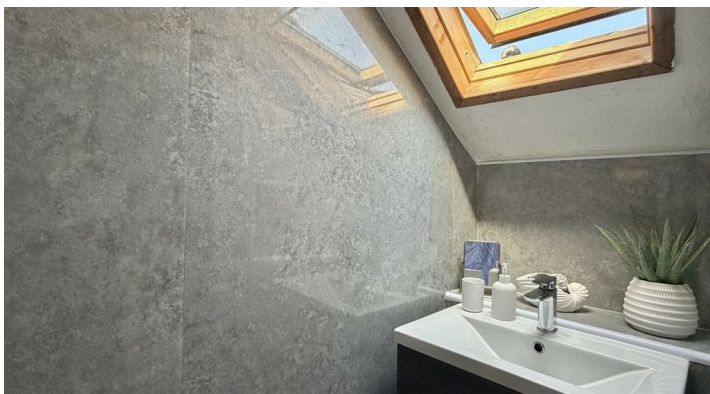
GENERAL

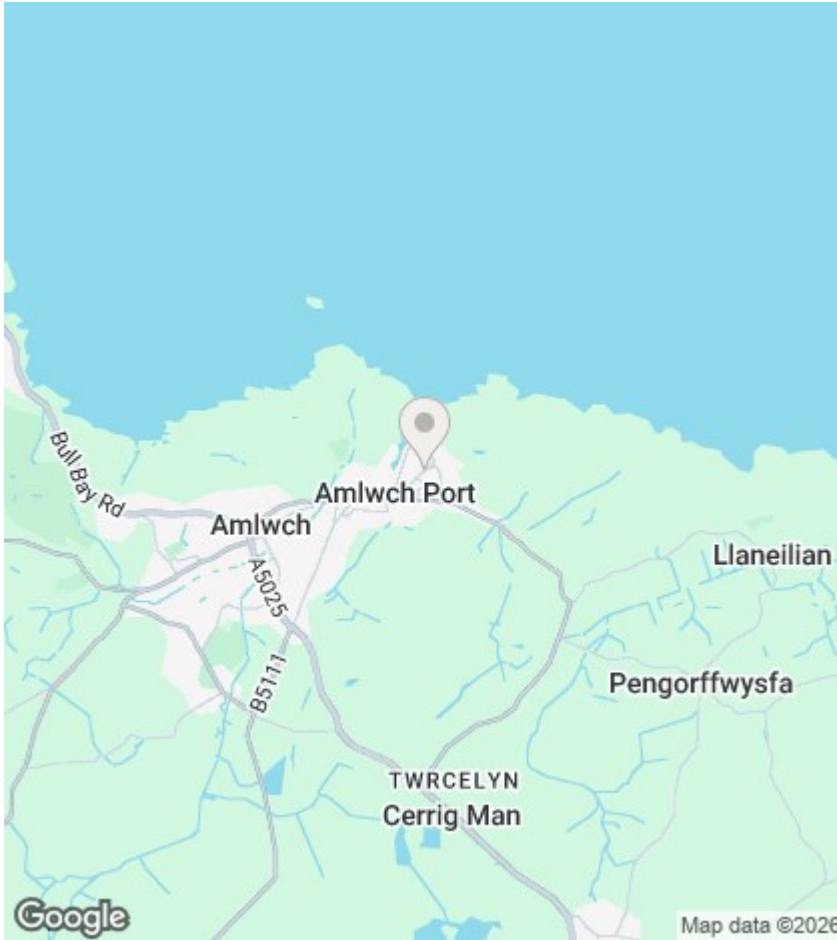
Freehold; Council Tax band A; EPC band D;
Mains gas central heating; uPVC double glazed;
Mains drainage and water.

DIRECTIONS

From the square on Quay Street near the harbour, where free parking is available, the next turning is Well Street and Brickfield Street is a continuation of this. Number 7 is towards the end of this road.
What3words: ///spooked.plea.dumps







Viewings

Viewings by arrangement only. Call 01248 295101 to make an appointment.

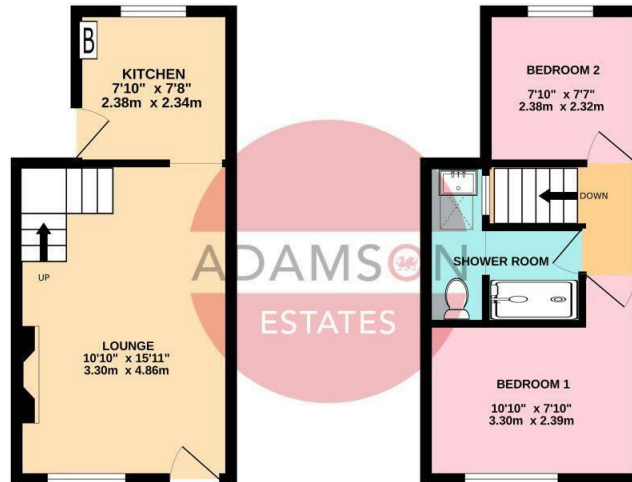
Council Tax Band: A
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		Not energy efficient - higher running costs
(21-38) F		
(1-20) G		
England & Wales		EU Directive 2002/91/EC

PRS Property Redress Scheme

GROUND FLOOR
248 sq.ft. (23.0 sq.m.) approx.

1ST FLOOR
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA: 496 sq.ft. (46.0 sq.m.) approx.
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