



16 Nant Y Mynydd, Llanfechell, Amlwch, Isle
Of Anglesey, LL68 0SS



Price: £255,000

- Beautifully presented link-detached family home in a peaceful Anglesey village setting
- Three generous bedrooms and a stylish recently refitted family bathroom
- Stunning country-style kitchen/diner with French doors and integrated double oven, hob, dishwasher and fridge freezer
- Comfortable dual-aspect lounge with feature log burner
- Conservatory and additional rear sun porch
- Energy-efficient air source heat pump, 10 solar panels and double glazing
- Useful ground-floor cloakroom and pantry
- Ample extended off-road parking and integral garage
- EPC TBA – 2 Miles from Pretty seaside/Harbour Village



Accommodation - Ground Floor

Composite double glazed entrance door to

Entrance Hallway 13' 0" x 6' 7" (3.96m x 2.01m)

Feature spindled timber staircase to first floor, tiled floor, antique style radiator, downlighters, part timber panelled walls. Built in shelved pantry

Cloakroom 4' 0" x 2' 7" (1.22m x 0.8m)

Close coupled w.c., vanity wash basin, double glazed window, radiator, tiled floor panelled wall

Lounge 17' 0" x 10' 4" (5.18m x 3.15m)

Feature fireplace recess with brick surround and timber lintel with 5kw multi fuel room heater, double glazed sliding patio doors to conservatory, front double glazed window, laminate floor finish, radiator.

Conservatory 9' 2" x 7' 1" (2.8m x 2.15m)

external door, laminate floor finish, radiator.

Fitted Kitchen/Diner 16' 1" x 9' 11" (4.9m x 3.02m)

Recently refitted with a contemporary country style range of base and wall units with a central Island and timber effect worktops and upstands - Featuring a Belfast sink, integral double oven, hob and overhead cooker canopy, built in fridge/freezer and dishwasher. antique style radiators, timber laminate floor finish, downlighters, double glazed external french doors and side panel.

Rear Sun Porch 7' 10" x 4' 7" (2.4m x 1.4m)

Radiator, external double glazed door and side panels, integral door to garage

First Floor Landing 13' 3" x 6' 9" (4.04m x 2.06m)

Airing cupboard, loft access, radiator, double glazed window, part timber panelled walls.

Bedroom 1 16' 9" x 10' 4" (5.1m x 3.16m)

A through room with front and rear double glazed windows, radiator, part timber panelled wall.

Bedroom 2 10' 0" x 8' 10" (3.05m x 2.69m)

Double glazed window, radiator.

Bedroom 3 10' 0" x 7' 0" (3.05m x 2.13m)

Double glazed window, radiator

Refitted Bathroom 6' 5" x 5' 7" (1.96m x 1.7m)

A stylish room with its shaped bath side screen and in bath mains fed shower, vanity unit with wash basin, close coupled w.c., upright towel rail/radiator, downlighters, extractor fan, double glazed window, plastic clad walls, tiled floor

Exterior

To the front there is a double width concrete drive for 2/3 cars side slate stoned hardstand and garden to grass with front and side hedge, side pathway. Restricted access to the garage. Rear - an enclosed private and sunny garden with high hedging and gardens laid to grass with stoned seating area, paved patio. wood store, timber garden shed

Facilities - Air Source Heat Pump and 10 solar photovoltaic panels. UPVC Double Glazing

Services - Mains water electricity and drainage (no gas)

Tenure- - Freehold

Council Tax Band C Energy Performance Rating tba

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

Floor plan to be inserted

