EGERTON ESTATES









Lavender Cottage 5 Chapel Street, Pentraeth, LL75 8LQ

Offers In The Region Of £139,950

A charming terraced 2 bedroomed cottage of character situated in a quieter area of this popular village and having the benefit of a good sized garden to the rear. Convenient for village amenities and the coast road, the cottage provides for a good sized living room, kitchen, shower room and two bedrooms. Good sized rear garden with both lawned area and secluded patio.

Considered an ideal first time purchase or holiday let and sold with no onward chain.

Porch

Vestibule Porch
With a pvc double glazed entrance door, glazed inner door to:

Living Room 14'8" x 11'5" (4.48 x 3.49)
With front aspect double glazed window, false fireplace surround with electric fire and timber mantle over, high ceiling, t.v connection.

Kitchen 8'11" x 7'3" (2.73 x 2.23)
With base and wall units in a white laminate finish with worktop surfaces and tiled surround. Electric cooker point, recess for a fridge, stainless steel sink unit, wall mounted electric room heater, front aspect window.

Shower Room 8'11" x 5'8" (2.73 x 1.73)
Having a good sized corner shower enclosure with electric shower control and extractor fan over. Wash basin, w.c. wall cabinet, airing cupboard with shelving.

Rear Lobby
With double glazed door to the rear garden.

Bedroom One 10'9" x 9'0" (3.29 x 2.76)
With rear aspect window, laminated floor covering.

Bedroom Two 8'8" x 8'7" (2.66 x 2.63)
With rear aspect window, laminated floor covering and wall shelving.

Outside
Small front paved garden area. Spacious rear sloping garden; having been terraced to give a sunny and private patio, and with steps leading up to a lawned garden being mostly level at the top.

Services
Mains water, drainage and electricity.
Double glazed windows and doors.

Tenure
Understood to be freehold, and this will be conformed by the vendor's conveyancer.

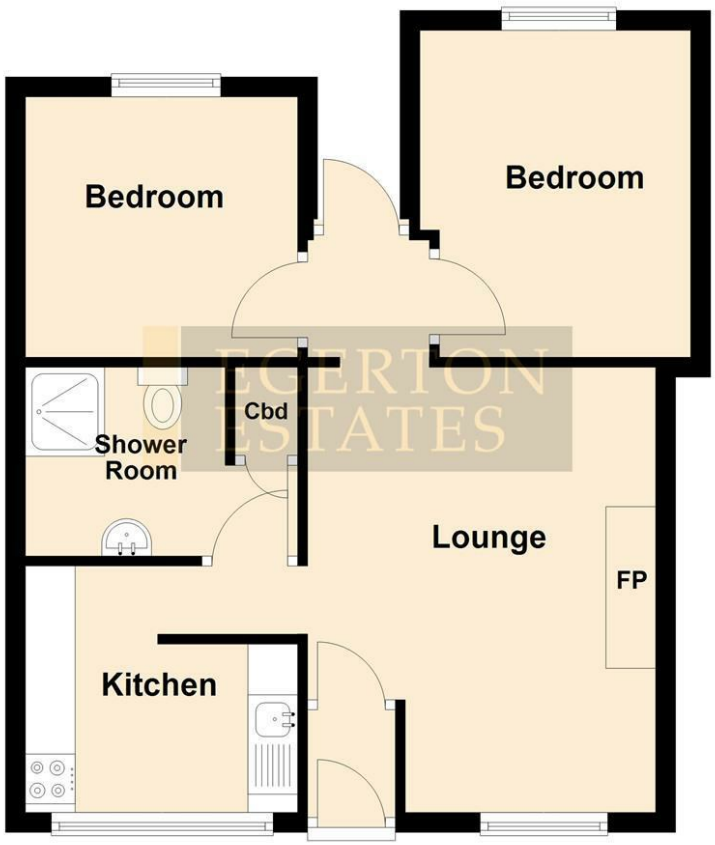
Council Tax
Band C

Energy Performance
Band F

Floor Plan

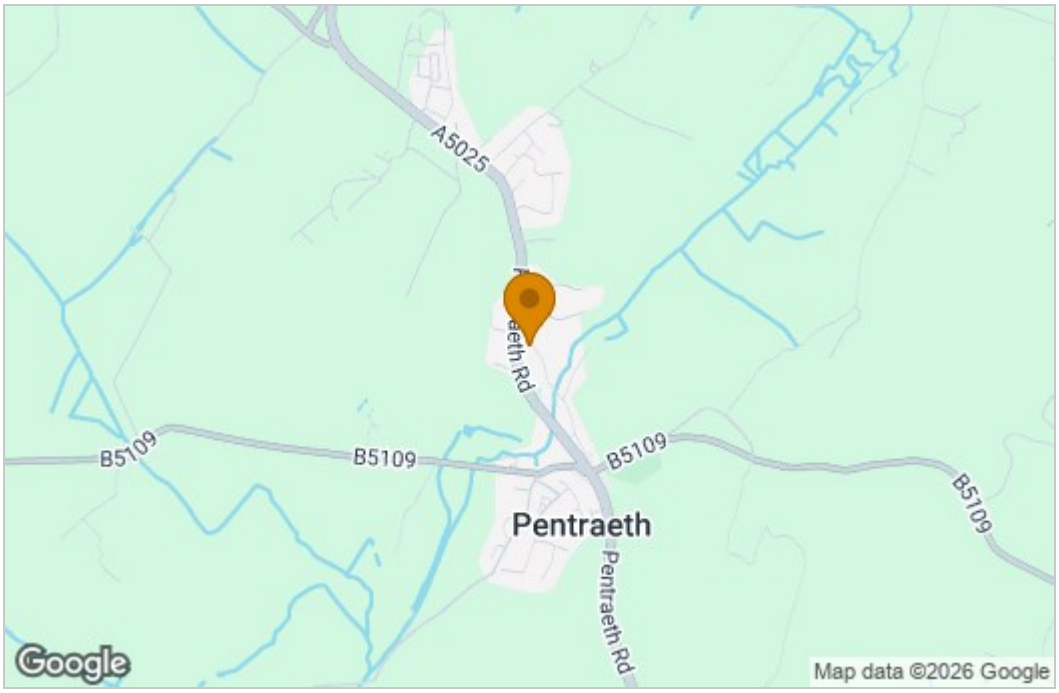
Ground Floor

Approx. 46.4 sq. metres (499.8 sq. feet)

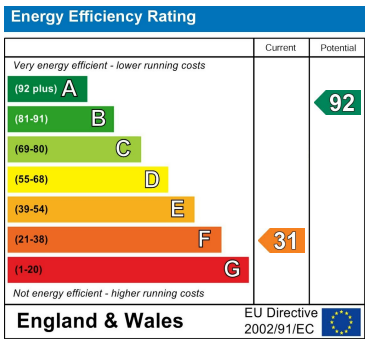


Total area: approx. 46.4 sq. metres (499.8 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

The Property Centre, Padworth House, Benllech, Anglesey, LL74 8TF
Tel: 01248 852177 Email: enquiries@egerton-estates.co.uk https://www.egerton-estates.co.uk