



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

FOR SALE
AR WERTH



10 Ednyfed Hill, Amlwch, Anglesey LL68 9HW • £89,950

A quaint character cottage offering 1 bedroom and a useful study or nursery/cot room.

- Quaint Single Storey Cottage
- 1 Bedroom & Useful Nursey/Study
- Kitchen/Diner & Lounge
- uPVC Double Glazing & Gas Central Heating
- Large Garden Backing Onto Open Fields
- Tranquil Location Close To The Coast
- Within Easy Distance Of The Town Centre
- Well Maintained Throughout
- Advantage Of No Onward Chain
- Viewing Highly Recommended



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dafyddhardy.co.uk



Description

If you are a first time buyer, an investor, or someone seeking an affordable home or holiday retreat, we would highly recommend that you view this attractively presented mid terrace cottage that resides in a very pleasant residential neighbourhood in the historic port area of the market town of Amlwch. The stone built dwelling, whose origins are believed to date back to the late 19th century, has over the intervening years been well cared for and since maintained, retaining some of the style and character one would expect from a property of this period and type. The well proportioned accommodation, which benefits from partial Double Glazing and Mains Gas Fired Central Heating, includes kitchen/diner, lounge, 1 bedroom with working cast iron fireplace, a study or ideal nursery/cot room and a family bathroom. The roof space offers scope for further accommodation subject to any necessary consents.

Location

The property is located in a pleasant residential neighbourhood in the renowned Amlwch Port that attracted fame in 18th Century as a global export centre for copper ore, obtained from the nearby Parys Mountain mines. The port, which is well placed for many of the other coastal and rural attractions to be found on the island, is just a stone's throw from Amlwch town centre, as well as being in convenient travelling distance for the market town of Llangefni. Between them, these towns offer a wide range of shops and most essential services. Additionally, Llangefni offers access to the A55 Expressway, allowing rapid commuting throughout.

Property features

Kitchen/Diner: 12' 8" x 9' 10" (3.87m x 3.02m)

Lounge: 12' 4" x 10' 2" (3.76m x 3.12m)

Bedroom 1: 11' 6" x 6' 8" (3.51m x 2.05m)

Study/Nursery: 9' 4" x 5' 9" (2.86m x 1.77m)

Bathroom: 6' 9" x 6' 9" (2.08m x 2.08m)

Outside

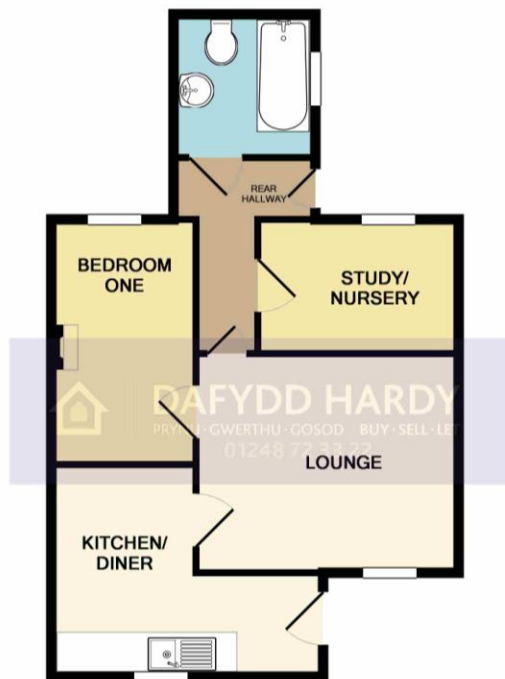
There is a small concreted yard to the front with gated access leading up to the front door. To the rear there is a sizable garden mainly laid to lawn and a raised paved patio area. There are 2 brick built store sheds, one of which having light, power and plumbing.

Tenure: We have been informed that the tenure is Freehold.

Heating: Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

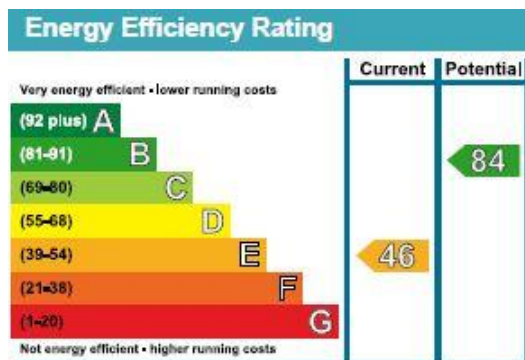
Services: We are informed by the seller that this property benefits from Mains Gas, Water and Electric.

Directions: From our Llangefni office, take the B5110 towards Amlwch, passing through Llanerchymedd and Rhosybol. On reaching the roundabout at Amlwch carry straight over and continue along the road, turning right at the T Junction into Llanelian Road. Follow the road passing the Adelphi Public House and car park on the left, take the next left into Well Street, and take the first right into Llewelyn Street, which leads, onto Ednyfed Hill. Continue on this route and near the top of the hill turn right into a cul de sac, where you will find the property about half way along, on your right hand side.



TOTAL APPROX. FLOOR AREA 439 SQ.FT. (40.8 SQ.M.)

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