



Lleiniau Brychion, Mynydd Bodafon, LL71 8BG **Offers In The Region Of £195,000**

A quaint 3 bedroom detached cottage situated in the peaceful rural hamlet of Mynydd Bodafon being some 3 miles from Lligwy.

Bwthyn bach 3 lloft wedi ei leoli yn ardal wledig Mynydd Bodafon rhyw 3 milltir o draeth Lligwy.



Directions

From Llangefni proceed along the B5111 towards Llanerchymedd. In 2.2 miles turn right, continue through Tregaian and Capel Coch at the T-junction turn left and then right, continue along this road around a sharp right bend and the property can be found on your right hand side.

Description

An attractive 3 bedroom cottage offering excellent potential. the property is in need of upgrading. Set over two floors with an open plan kitchen/sitting area leading to bedroom and bathroom, with two further bedrooms on the first floor. There is parking for 2 cars to the front of the property with a large garden and detached outbuilding to the rear.

Accommodation

Kitchen/Sitting Area

20'57" x 14'05" (7.54m x 4.39m)

Hallway

Bedroom 1

9'17" x 8'9" (3.18m x 2.67m)

Bathroom

6'7" x 6'4" (2.01m x 1.93m)

First Floor

Landing

Bedroom 2

12'09" x 11'7" (3.89m x 3.53m)

Bedroom 3

8'05" x 8'45" (2.57m x 3.58m)

Outside

There is parking for two cars to the front with a sizeable garden to the rear along with a detached outbuilding housing outside WC

Services

Mains electricity, water and private drainage. No services, appliances or central heating (if any) have been tested by Morgan Evans and Company Limited.

Council Tax

We understand from our verbal enquiries to the local authority that the property is in Band "C" and the amount payable for 2019/2020 is approx £1,447.36.

Tenure

We have been informed by the vendor (the seller), this property is FREEHOLD with vacant possession upon completion of the sale. Once the vendors solicitors are instructed, (normally when a sale has been agreed).

Rights of Way & Easements

The land is offered for sale subject to and with the benefit of all rights either public or private, wayleaves, easements or other rights whether specifically referred to or not.

Viewing

Contact the agents - STRICTLY by appointment only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	11	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



We strive to make property particulars as accurate as possible, interested parties should make their own investigations before finalising their offer to purchase. We have not tested any appliances, equipment, fixtures, fittings or services and cannot verify their working order. Solicitors should confirm that moveable items described in sales particulars are, in fact, included in the sale. Measurements used in this brochure may be approximate. If intending purchasers need accurate measurements, we recommend a final inspection prior to exchange of contracts. Where plans appear, please note that they are for identification purposes only and may not be to scale.



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