



Isallt, Field Street, Valley, LL65 3EG
Offers In The Region Of £135,000

A quaint 2 bedroom mid terrace house which is well presented with a large area to the rear.

Ty teras canol 2 ystafell wely sydd wedi'i gyflwyno'n dda gyda gardd fawr yn y cefn.



Directions

From Llangefni proceed along the A55 expressway towards Holyhead. Leave the A55 at junction 3. Continue towards Valley going straight ahead at the traffic lights and turn left opposite Enoch's Fish & Chips onto Field Street. The property is the last but one property at the end of the road.

Description

A 2 bedroom mid terrace house which has been tastefully decorated and is ready to move into. The property has a patio area to the rear with a gravelled area beyond.

Accommodation

Front Entrance door to:-

Lounge

15'0" x 12'6" (4.57m x 3.81m)

Kitchen

14'7" x 11'1" (4.45m x 3.38m)

First Floor

Bedroom 1

14'0" x 10'1" (4.27m x 3.07m)

Bedroom 2

14'1" x 6'2" (4.29m x 1.88m)

Bathroom

10'3" x 5'6" (3.12m x 1.68m)

Outside

There is a sizeable patio area to the rear of the property with a gravelled area beyond.

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. The neighbouring property has a right of access across the garden on foot.

Services

Mains electricity, water and drainage. Gas central heating. 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 "B" and the amount payable for 2019/2020 is approx £1,267.49.

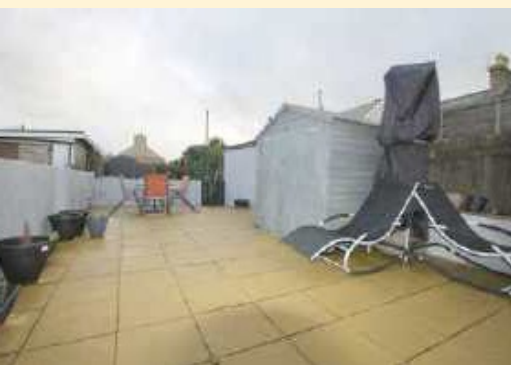
Tenure

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).

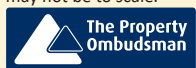
Viewing

Contact the agents - STRICTLY by appointment only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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