



1 Baron Hill, Newborough, LL61 6TB **Guide Price £100,000 to £120,000**

FOR SALE BY FORMAL TENDER

Guide Price - £100,000 - £120,000

A mid terrace property which has 2 bedrooms and attic room, two reception rooms and kitchen. To the rear of the house is an enclosed garden with a paved sitting area.

Available for Sale by Formal Tender by 12 noon on Thursday 8th April 2021. Tenders to be marked Private and confidential "1 Baron Hill Formal Tender" and sent to Morgan Evans & Co Ltd, 28-30 Church Street, Llangefni, Anglesey, LL77 7DU.



Directions

Proceed into the village of Llanfairpwll and turn onto the A4080 coastal road signposted Brynsiencyn/Dwyran. Proceed through the village of Brynsiencyn, by-pass Dwyran and at the roundabout turn right. At the village centre turn right and the property is situated in a terrace on the right hand side.

Location

Situated within a level walk of the village with local shopping facilities close to hand. The administrative town of Llangefni is some 6 miles distant and is accessible by bus.

Part Glazed Front Door Leads To:-

Entrance Hall

Lounge

10'3 into bay x 9'6 (3.12m into bay x 2.90m)

Sitting/Dining Room

13'2 x 13'2 max (4.01m x 4.01m max)

Rear Lobby

Kitchen

10'10 x 7'10 (3.30m x 2.39m)

First Floor

Bedroom 1

12'10 x 9'9 max (3.91m x 2.97m max)

Bedroom 2

11'10 plus bay x 8'8 (3.61m plus bay x 2.64m)

Bathroom

Steep Narrow Staircase Leads To:

Attic Room/Storage Room

15'0 x 15'0 max (4.57m x 4.57m max)

Outside

Small front enclosed concrete garden with an enclosed rear garden with paved sitting area and further grassed garden area.

Council Tax

We understand from our verbal enquiries to the local authorities that the property is in Band "C", amount payable for 2020/2021 is £1,440.80.

Services

Again we are informed by the vendor that this property benefits from Mains electricity, water and drainage. Telephone points (if any) subject to BT



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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