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Isallt, Carreglefn, Anglesey LL68 0PF • New Price Offers Over £60,000

Offering excellent value for money and the advantage no chain - worth a look!

- End Terrace House
- Modernised & Well-Presented
- 2 Bedrooms & Shower Room
- Lounge & Modern Kitchen
- Predominantly uPVC Double Glazed
- Distant Views Of Snowdonia
- Modern Electric Heating
- Advantage Of No Onward Chain
- Rural Village Location
- Investment Or First Time Buy



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Isallt, Carreglefn, Amlwch, Anglesey LL68 0PF North Wales



Description: An attractive and well-presented End Terrace House set within the rural hamlet of Carreglefn, situated towards the north side of the Isle of Anglesey, being approximately 3½ miles from the picturesque and celebrated coastal village of Cemaes Bay and 5½ miles from the historic town of Amlwch. The interior is modernised and presented as a blank canvas for any prospective purchaser to stamp their own mark. On a clear day there are fine distant views to be enjoyed towards the Snowdonia mountain range on the mainland. This is most certainly an excellent first time buy or investment or could even be an ideal second home, somewhere to get away from it all and enjoy the Anglesey countryside. There's also the definite advantage of NO CHAIN. Benefiting from uPVC double glazing (the circular window to the landing is single glazed) and modern energy efficient electric heating and state of the art storage heater with Economy 7. We have also been informed that the property has undergone additional internal wall insulation downstairs. The accommodation briefly comprises: Lounge, Kitchen, Landing, 2 Bedrooms and Shower Room.

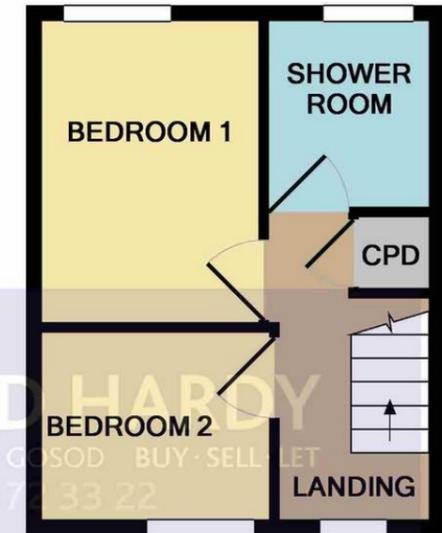
Location: Carreglefn is a small rural village situated towards the northern edge of Anglesey, positioned just a short distance from the village of Llanfechell, a rural community surrounded by farmland and open countryside and within easy reach of the coastal village of Cemaes Bay. The village offers a primary school whilst a community café/shop and further primary school are available in Llanfechell with wider range of goods, amenities and services available in Cemaes Bay. Cemaes Bay has a fine sandy beach and an interesting sheltered harbour located in an Area of Outstanding Natural Beauty and a section of recognized Heritage coastline. This vibrant village, which has pubs and restaurants, also includes a highly rated primary school. There is a popular golf course nearby in Bull Bay, and access to Anglesey's coastal path, ideal for walking with over 120 miles of coastline to be enjoyed. The A55 is approximately 12 miles distant with the larger sea port town of Holyhead just beyond, offering a vast array of amenities as well as a mainline railway station and marina facilities.

Property Features

Lounge:	10' 10" x 9' 6" (3.32m x 2.90m)
Kitchen:	12' 4" x 5' 3" (3.76m x 1.62m max)
Landing	
Bedroom 1:	7' 1" x 9' 8" (2.16m x 2.95m)
Bedroom 2:	7' 4" x 6' 1" (2.25m x 1.87m)
Shower Room:	5' 4" x 6' 1" (1.63m x 1.86m)



GROUND FLOOR
APPROX. FLOOR
AREA 176 SQ.FT.
(16.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 195 SQ.FT.
(18.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 371 SQ.FT. (34.5 SQ.M.)

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Directions

From our Llangefni office, follow the B5111 in the direction of Amlwch passing through Llanerchymedd. From Llanerchymedd, proceed for just under 2 miles turning left signposted Rhos-Goch. On reaching the 'T' junction, turn left and then take the next turning on your right signposted Llanfechell. Follow this road for some distance, taking the first turning on your left for Carreglefn. Proceed through the village where you will find the property located on your right hand side.

Services

We are informed by the seller this property benefits from mains Water and Electricity. Private Drainage.

Heating

Electric Storage Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Viewing by Appointment

Tel: 01248 723322

Email: llangefni@dafyddhardy.co.uk

Energy Performance Certificate

Isallt, Carreglefn, AMLWCH, LL68 0PF

Dwelling type: end-terrace house	Reference number: 2878-9960-7220-1858-7900
Date of assessment: 23 October 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 24 October 2018	Total floor area: 33 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,148
Over 3 years you could save	£ 978

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 90 over 3 years	£ 90 over 3 years	
Heating	£ 1,356 over 3 years	£ 747 over 3 years	
Hot Water	£ 702 over 3 years	£ 333 over 3 years	
Totals	£ 2,148	£ 1,170	You could save £ 978 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 495
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 75
3 Solar water heating	£4,000 - £6,000	£ 351

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



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