



# DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

**FOR SALE**  
AR WERTH



**71 Bethesda Street, Amlwch, Anglesey LL68 9BA •**

**New Price – Offers Over £70,000**

*An Ideal first time buy or investment property.*

- Mid Terrace House
- 2 Double Bedrooms
- Spacious Lounge & Fitted Kitchen
- uPVC Double Glazing
- Electric Storage Heating
- Ideal Investment Or First Time Buy
- Convenient For Local Amenities
- Well Placed For Coastal & Rural Attractions
- Advantage Of No Onward Chain
- Viewing Highly Recommended



9 Stanley Street, Holyhead, Isle of Anglesey LL65 1HG | [holyhead@dafyddhardy.co.uk](mailto:holyhead@dafyddhardy.co.uk) | 01407 766828



[dafyddhardy.co.uk](http://dafyddhardy.co.uk)

## Description

If you are a first time buyer, an investor or anyone seeking an affordable home, we would highly recommend that you view this well presented Mid Terrace House that is conveniently located in a pleasant residential area in Amlwch.

On the ground floor, the front door opens into a bright and cosy Lounge, featuring an electric fire with wooden surround, carry on to the rear of the property and you will find a good sized Kitchen with plenty of storage space and a Bathroom with a white suite and over bath shower. The first floor, accessed from the stairs in the lounge, has 2 Double Bedrooms. The property has uPVC double glazing and electric storage heaters. Viewing is highly recommended.

## Location

Within walking distance of schools and leisure facilities, the property is located in a residential street close to the centre of the market town of Amlwch, which is well placed for many coastal and rural attractions to be found on the island. With good road links to Llangefni and Holyhead.

## Property Feature

**Lounge:** 9' 6" X 11' 9" (2.90m X 3.60m)

**Kitchen:** 5' 10" X 10' 2" (1.78m X 3.1m)

**Bathroom:** 5' 10" X 5' 6" (1.8m X 1.7m)

## Landing

**Bedroom 1:** 10' 8" X 9' 6" (3.27m X 2.9m) Max

**Bedroom 2:** 10' 8" X 8' 6" (3.27m X 2.6m)

## Outside

To the outside at the rear, there is a small raised paved patio area.

## Tenure

We have been informed that the tenure is Freehold.

## Heating

Electric Storage 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 Electricity, Water & Drainage.

## Directions:

From our Llangefni office, take the B5111 and follow this road until passing through Llanerchymedd and Rhosybol. When you reach the Amlwch roundabout take the 1st exit and continue passing a petrol filling station on your left and then take the first left turn into Mona Street, follow the road, which will become Bethesda Street and No 71 will be on your left hand side.



GROUND FLOOR  
APPROX. FLOOR  
AREA 254 SQ.FT.  
(23.6 SQ.M.)

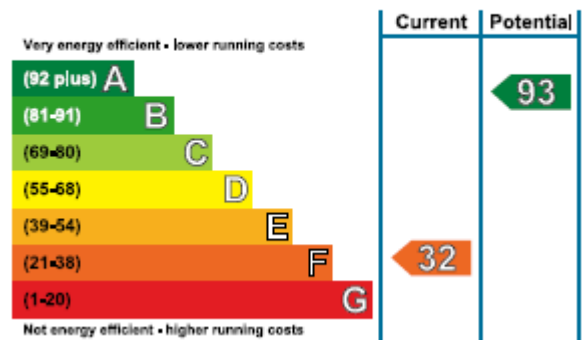
1ST FLOOR  
APPROX. FLOOR  
AREA 171 SQ.FT.  
(15.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 426 SQ.FT. (39.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Energy Efficiency Rating



Cymerwyd pob gofial wrth baratoi'r manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fawn gywir. Cofiwch dŷn os bydd unrhyw bwynt sy'n neilltuo o bwysig, neu dylid ceisio gwirad proffesiynol. Brasamcan yw'r holl ddimensiynau. Nid yw cyfeiriad at ddarnau gosod a gosodiadau a/neu gyfarpar yn golygu eu bod mewn cyflwr gweithredol effeithlon. Darperir ffotograffau er gwybodaeth gyffredinol, ac ni ellir casglu bod unrhyw eitem a ddangosir yn gynwysedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o gontract.

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.