



21 Chapel Street Amlwch Port Amlwch LL68 9HT  
 Terraced  
 NEW PRICE £129,950

- Character 3 Bedroom Mid Terrace Cottage
- 3 Bedrooms/2 Bathrooms/1 Reception
- Ideal 1st time Buy Or Investment Property With The Added Benefit Of Having No Onward Chain.
- Re-Developed Square, Quayside And Harbour With The Nearby Famous Coastal Footpath
- Low Maintenance Garden
- Council Tax Band B £1552.88 2024/2025; EPC 60; Broadband- Up To 690 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

### Property Summary

Character 3 Bedroom Mid Terrace Cottage That Is An Ideal 1st time Buy Or Investment Property With The Added Benefit Of Having No Onward Chain. Located In The Sought After Amlwch Port Only A Few Hundred Yards From The Re-Developed Square, Quayside And Harbour With The Nearby Famous Coastal Footpath. Enjoying spacious Living Accommodation Along With A Private And Enclosed Tiered Walled Courtyard Style Garden With Useful Rear Access. The Property Is Well Placed For Many Of The Other Coastal And Rural Attractions To Be Found On The Island & Is Near To Amlwch Town Centre Together With The Coastal Hamlet Of Llanelian.

The accommodation benefits from gas central heating and double glazing and briefly comprises front door into entrance vestibule with door into a spacious lounge/diner with windows to both the front and rear aspect, door through into the kitchen with base and wall storage cupboards with complementary work surfaces, built in electric oven with touch control hob and extractor over, one and a half bowl sink with mixer tap, space for tall fridge/freezer, door leading out to rear enclosed garden, low maintenance floor covering, window to side aspect, access to loft space, door to inner hallway with door off into bedroom 2 with window to rear aspect, door into a wet room with low flush Wc, wall mounted wash basin and complementary floor and wall tiling, extractor fan, frosted window to side aspect.

The first floor comprises a landing with stairs to second floor attic bedroom, door leading off into bedroom1 with window to front aspect, main bathroom briefly comprising panelled bath with glass shower screen, low flush Wc, pedestal wash hand basin, window to rear aspect, stairs from the landing lead directly up to attic bedroom 3 with access to eaves storage and a window light.

#### Externally

Small yard area to the front and to the rear is a private and enclosed tiered walled courtyard style garden useful rear access. On street parking to front

#### LOCATION

The property is located in the renowned Amlwch Port that attracted fame in 18th Century as a global export centre for copper ore, obtained from the nearby Parys Mountain mines. The port, which is well placed for many of the other coastal and rural attractions to be found on the island, is near to Amlwch town centre, as well as being in convenient travelling distance for the market town of Llangefni. Between them, these towns offer a wide range of shops and most essential services. Additionally, Llangefni offers access to the A55 Expressway, allowing rapid commuting throughout.

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### Agents Notes

We understand the construction to be of traditional stone with rendered stone/brick elevations under a pitched slate roof.

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Exact Location  
what3words ///cropping.gently.scouting

<https://what3words.com/ways-to-use>

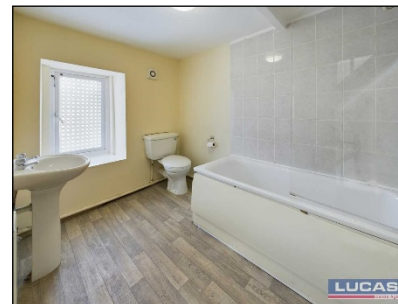
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

### Note to Customers

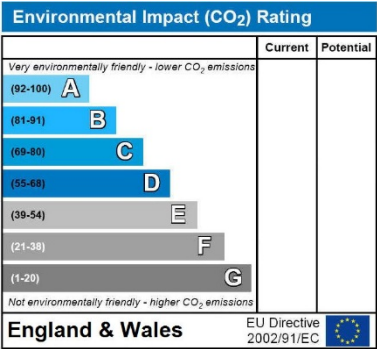
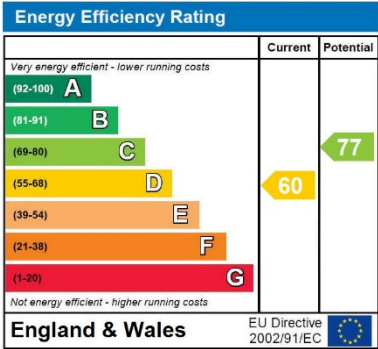
Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors, and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd

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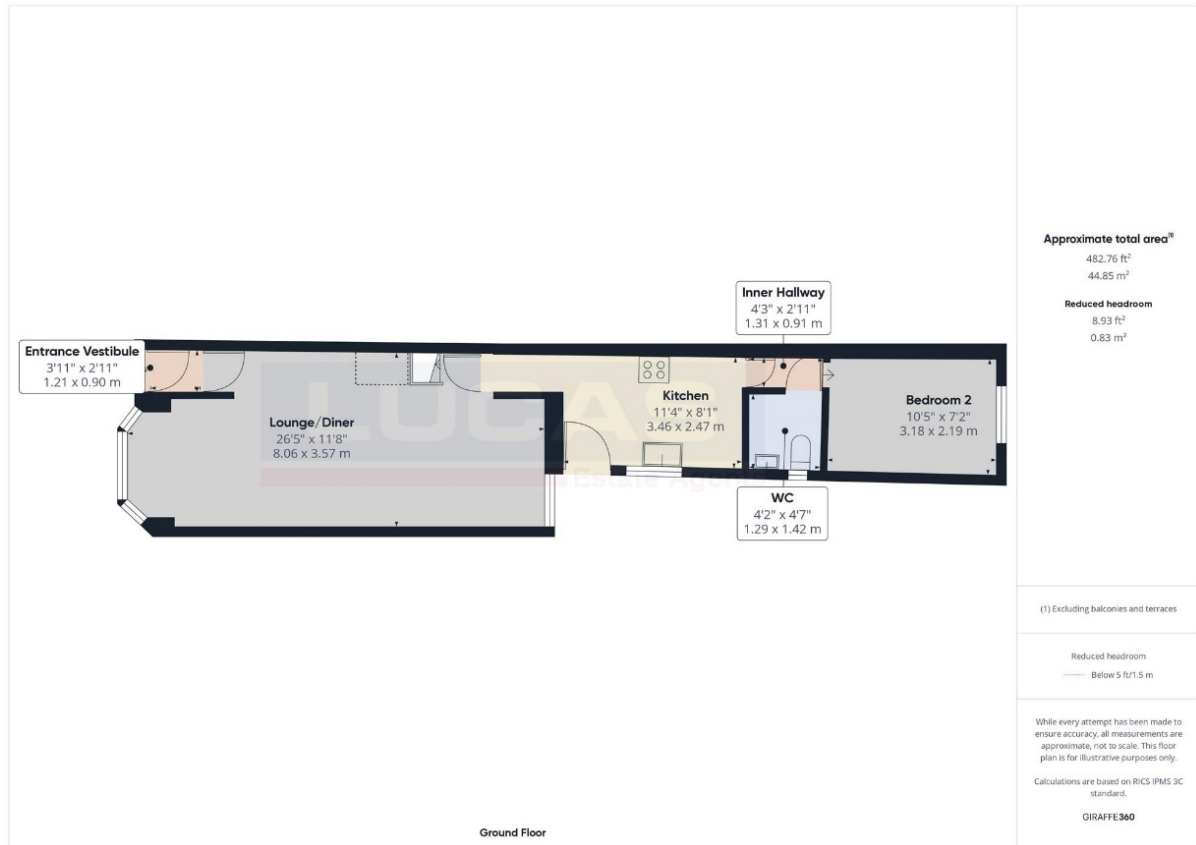


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<https://find-energy-certificate.service.gov.uk/energy-certificate/9618-6097-6275-5150-4254>

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