



25 Wesley Street Amlwch LL68 9EY
 Freehold Terraced
 £117,500

- Well-Appointed Mid Terrace House Ideally Located, Centrally In The Town
- 2 Bedrooms/1 Bathroom/1 Reception
- An Ideal 1st time Buy Or Investment Property With The Added Benefit Of Having No Onward Chain.
- Enclosed Rear Garden With A Very Useful Detached Garage/Workshop With Off Road Parking
- Council Tax Band B £1552.88 2024/2025
- EPC -C
- 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

A Well-Appointed Mid Terrace House Ideally Located, Centrally In The Town Of Amlwch That Would Make An Ideal 1st time Buy Or Investment Property With The Added Benefit Of Having No Onward Chain. The Well-Proportioned Accommodation Also Benefits From A Generous & Enclosed Rear Garden With A Very Useful Detached Garage/Workshop With Off Road Parking, Many Amenities To Hand Ranging From Primary And Secondary School, Variety Of Shops, Library And Medical Centre. Viewing Recommended.

The accommodation which benefits from gas central heating and double glazing briefly comprises front door into living room with stairs to first floor landing, window to front aspect, modern electric fire, coved ceiling opening into the kitchen/diner with base and wall storage cupboards with complementary work surfaces, stainless steel sink with mixer tap, space for slot in gas cooker, space for washer, space for upright fridge/freezer, wall mounted gas central heating boiler, complementary tiled splash backs, low maintenance flooring, window to rear aspect overlooking the garden and door leading out to the rear garden and garage/workshop.

The first floor briefly comprises landing area with doors leading off into bedroom 1 with built in wardrobe storage, low maintenance flooring and window to front aspect, bedroom 2 with window to rear aspect overlooking the gardens, bathroom briefly comprising panelled bath with mains shower and glass screen, low flush Wc, pedestal wash hand basin, chrome heated towel rail, complementary wall tiling and low maintenance floor covering.

Externally

Very low maintenance to front. To the rear of the property is vehicular access that leads to a very useful and spacious detached garage/workshop with power and lighting with side access door with a gate leading into the enclosed rear garden with pathway leading to the rear of the house and onward access to the kitchen along with a generous lawned garden with stone boundary walls to either side.

Location

Conveniently located in the coastal town of Amlwch with many amenities to hand ranging from primary and secondary school, variety of shops, library and medical centre and not to forget the beautiful and historical scenery to be found around the town and to the rugged coastline.

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Agents Notes

The property is of stone & cavity wall construction under a slate roof.

Council Tax Band B £1552.88 2024/2025

Broadband Up To 753 Mbps

Exact Location

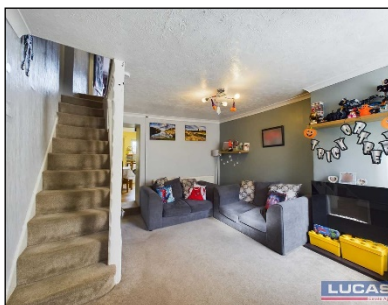
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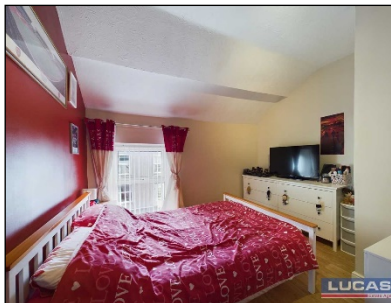
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

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.



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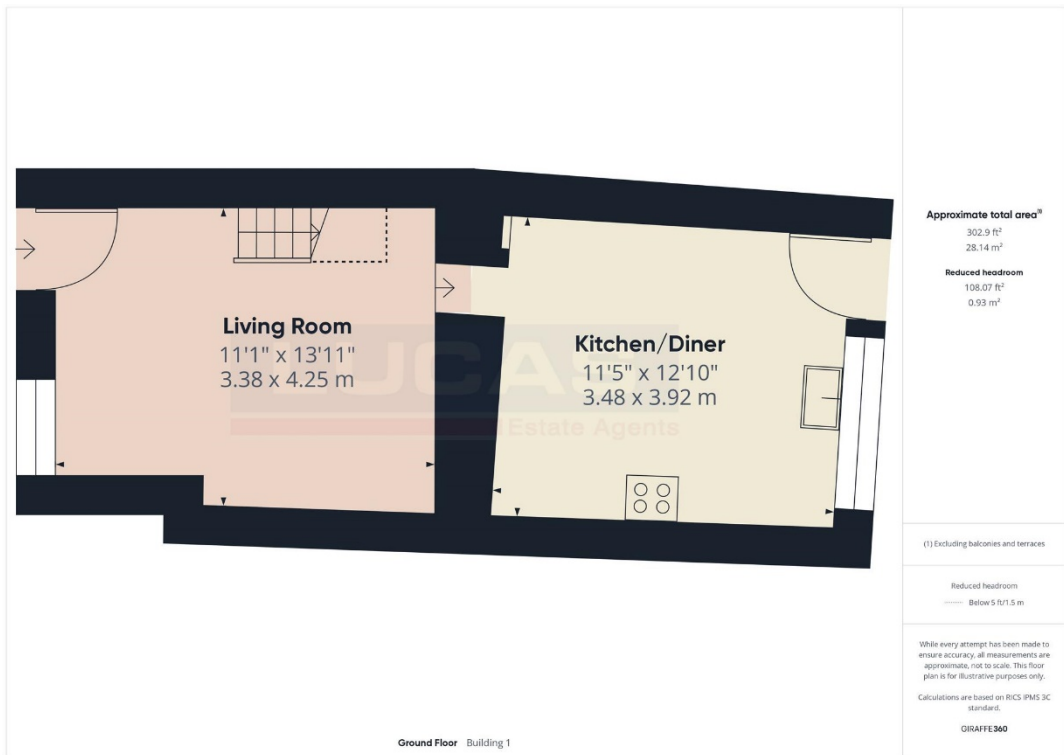


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

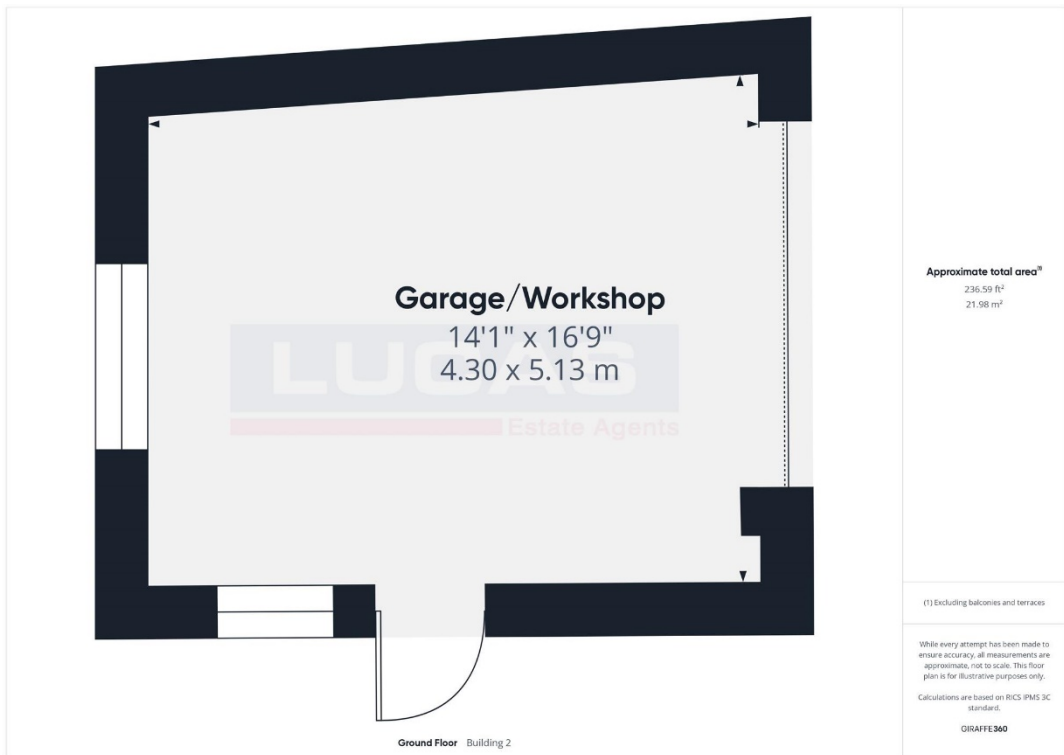
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

<https://find-energy-certificate.service.gov.uk/energy-certificate/8186-7428-4940-6672-2902>

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