



1 Llwyn Helyg

, Amlwch, LL68 9AP

Offers In The Region Of £269,950



An ideal family home, built in 2019, being in fully modernised condition throughout, and centrally located on the edge of the town centre and convenient for all the town's amenities. A particular feature of this home, is the very large gardens to the rear, ideal for a growing family, and enjoying fine open countryside views to the rear. As would be expected of a four year old house, the whole is in excellent condition, having gas central heating and being fully double glazed, with the accommodation providing a wide entrance hall with cloakroom off; spacious lounge with wood burner and double opening doors to the rear garden; modern fitted kitchen/breakfast room, 3 bedrooms, one en-suite and family bathroom. Ample off road parking with spacious gardens to the rear. Well worthy of internal inspection.



Entrance Hall

Incorporating a porch area with coat hanging area, and with composite double glazed entrance door and side window. The hall is a wide space to include a staircase to the first floor with with store cupboard under, radiator, contemporary light grey laminate floor covering.

Cloakroom

With w.c and wash basin in a vanity unit with cupboard under, radiator, laminated floor covering.

Living/Dining Room 19'0" x 11'3" (5.81 x 3.44)

A naturally light room with wide double opening doors to the rear with side windows and a further gable window and giving a peaceful outlook over the rear garden towards open farmland. Large inglenook fireplace opening with woodburning stove on a slate hearth, and timber mantle over. Wall mounted tv connection with t.v cabinet under and shelf over. Radiator.

Kitchen/Breakfast Room 13'4" x 11'3" (4.08 x 3.43)

Having an extensive range of base and wall units to two walls in a white gloss laminate finish with contrasting worktop surfaces and tiled surround. Integrated ceramic hob with decorative splashback and extractor hood over and oven under. Integrated dishwasher, recess for a washing machine and ample space for a fridge/freezer. Contemporary timber laminated floor covering, larder unit with shelving, Breakfast bar with two stools, radiator.

Spacious Landing

Bedroom One 11'4" x 11'2" (3.46 x 3.42)

With wide rear aspect window giving countryside views and with radiator under.

En-suite Shower Room 8'9" x 2'11" (2.69 x 0.89)

With good sized shower enclosure with thermostatic shower control and glazed door. Wash basin in a vanity unit, w.c, chrome towel radiator.

Bedroom Two 9'3" x 10'0" (2.84 x 3.06)

With front aspect window with radiator under.

Bedroom Three 11'4" x 6'6" (3.47 x 2.00)

With rear aspect window with open views and radiator under.

Bathroom 6'9" x 5'11" (2.07 x 1.81)

Having a modern suite in white comprising a panelled bath with thermostatic shower over and shower screen, w.c, wash basin and chrome towel radiator.

Outside

A feature of the property is the very spacious garden plot, with No1 located at the end of the cul-de sac with no passing traffic. A tarmacadam drive leads to a spacious brick paved open parking area with a further brick paved parking space opposite. Well tended lawn to the front and side with flower borders and double opening gates (which would allow for the parking of a caravan) leads to the lawned side garden. The rear garden is very spacious, found on two levels with a well tended garden immediate rear of the lounge doors leading to a lawn and patio area as well as an ornamental pond. Further very spacious grassed garden area at a lower level provides an ideal children's play area, backing onto farmland.

Services

Mains water, electricity and drainage.

Gas central heating.

Tenure

Understood to be Freehold, and this will be confirmed by the vendor's conveyancer.

Council Tax Band

Band C

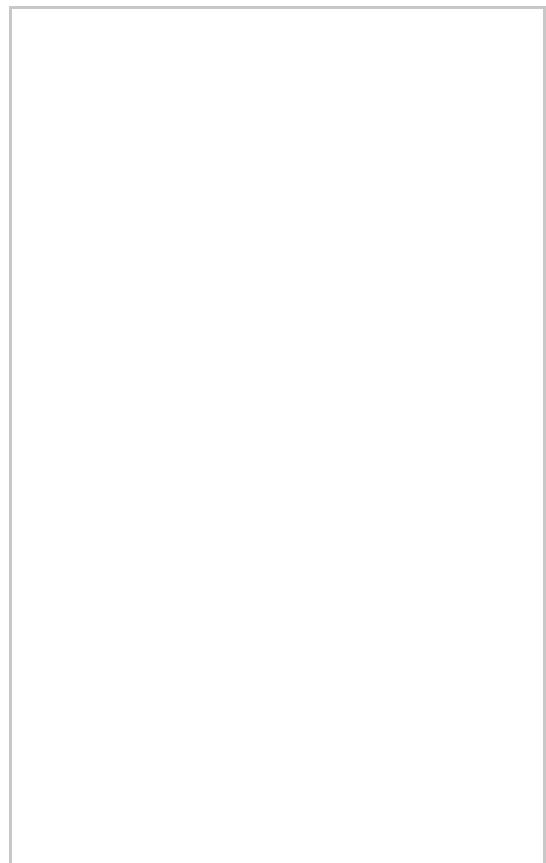
Energy performance Certificate.

Band B (83/94)

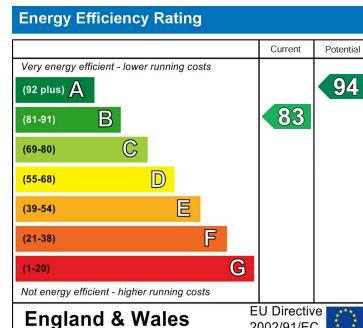
Area Map



Floor Plans



Energy Efficiency Graph



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