

# EGERTON ESTATES



**Capel Libanus , Amlwch, LL68 0RA**  
**Offers In The Region Of £275,000**

- \* Historic Detached 19th Century Chapel \* Retaining Original Architectural Features
- \* Beautifully Presented Throughout \* Potential Part-exchange Considered
- \* 3 King-sized Bedrooms \* Vast Living Space
- \* 2 Bathrooms \* 10 Minutes to Beaches
- \* Central Village Location

### **Vestibule Hall 18'9" x 5'2" (5.74 x 1.58)**

Being the original Chapel entrance hall with tall hardwood entrance doors, pitch pine ceiling and part wall pitch pine cladding, extensive coat hanging space.

### **Inner Hall**

Open to the living area on the ground floor with staircase to the first floor. Original fitted seating pews. Two halfmoon tall windows and two circular windows. Understairs store cupboard.

### **Kitchen 33'7" x 14'6" (10.26 x 4.43)**

With the original pulpit retained as is the 'Set Fawr' which gives ample seating area and with decorative 'Romanesque' moulding to the wall above the alter. The newly fitted kitchen units are found to two sides in a matt black finish with matching worktop surfaces fixed onto the original half height pitch pine wall cladding. Integrated appliances include an induction hob with oven under, dishwasher, sink unit with 'bottle wash' style monobloc tap, integrated tall fridge and freezer. A particular feature of this room is the full height ceiling to display the magnificent moulded ceiling with pattern design. Three radiators, eight low hung pendant lights, Utility cupboard with water tank, and plumbing for a washing machine.

### **Main Bathroom 11'8" x 6'2" (3.56 x 1.90)**

Having a modern suite in white comprising a large walk-in shower enclosure with twin head thermostatic shower control and glazed shower screen. Wash basin in a vanity cupboard, w.c, towel radiator.

### **Bedroom One 14'2" x 11'9" (4.32 x 3.59)**

With part timber panelled wall, radiator.

### **Bedroom Two 14'2" x 9'9" (4.32 x 2.98)**

with part timber wall, Radiator.

### **Bathroom Two 8'0" x 7'10" (2.45 x 2.40)**

With a modern suite in white comprising a walk in shower enclosure with twin head thermostatic shower control, and glazed shower screen. Wash basin in a vanity cupboard, w.c, towel radiator. Additional under stair store cupboard.

### **Bedroom Three 11'7" x 9'10" (3.55 x 3.00)**

With part timber wall panelling, radiator.

### **First Floor**

There are two staircases to the first floor. One to the front and one to the rear. It is designed in a mezzanine design, giving two main living areas and having the outstanding feature of the exposed original chapel ceiling with moulded decorative plaster and timber design.

### **Living Area 21'3" x 11'10" (6.50 x 3.61)**

With two wide fitted pitch pine pews.

### **Dining Area 21'3" x 14'3" (6.50 x 4.35)**

Again with two wide pitch pine fitted pews.

### **Outside**

Double opening wrought iron gates with wall railings to either side lead to a gravelled forecourt, with an additional gravelled area to the side.

### **Tenure**

The property is understood to be Freehold, and will be confirmed by the vendor's conveyancer.

### **Services**

Mains water, drainage and electricity.  
Newly fitted electric 'wet' central heating system with radiators provided,

### **Energy Performance Certificate**

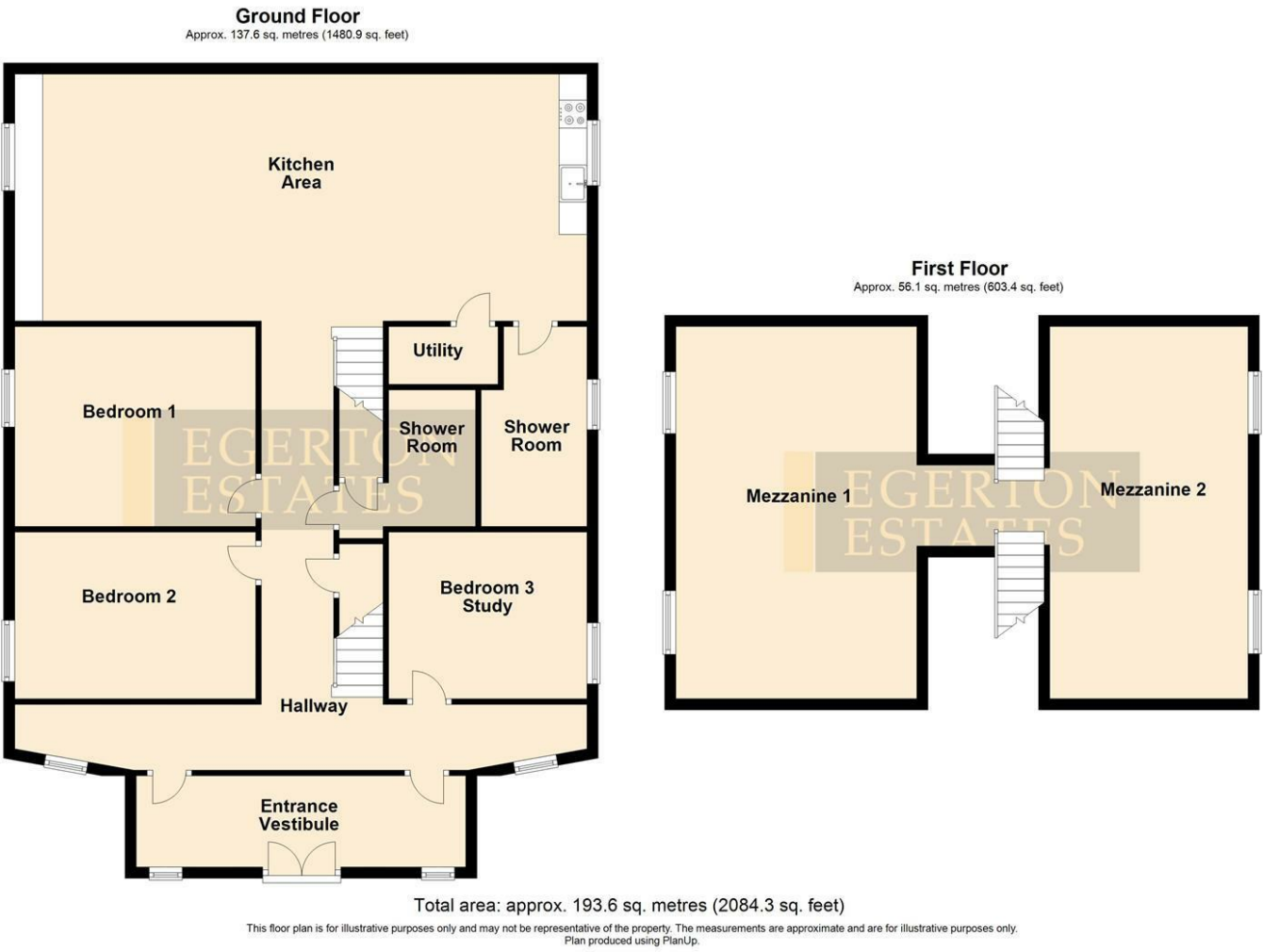
43/50 E

### **Council Tax**

Band F



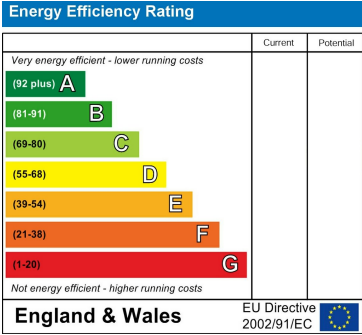
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.