



Cil Y Llan, Bull Bay Rd.,
Amlwch LL68 9EA



Rent: £650 PCM

Deposit: £650

- **TO LET UNFURNISHED** – Delightful Well Presented Detached Chalet Style Bungalow
- 3 Generous Bedrooms (1 on Ground Floor); 2 Spacious Receptions Rooms; Kitchen/Diner
- Ground Floor Bathroom with Shower; First Floor WC
- PVCu DG; Gas CH; Gardens to Front & Rear; Single Garage; Exterior WC
- **SORRY – NO DSS/NO PETS/NO SMOKING**
EPC = D



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DIRECTIONS

From the Agent's office turn left onto the A5025. Proceed along this road for approx. half a mile and the property can be seen on the right hand side just before the turning for Lon Bach.

Accommodation comprises:

GROUND FLOOR -

Entrance Hallway with built-in storage/cloaks

Reception Room 1

Kitchen/Diner

Nicely fitted with a range of wall and base units in cream cottage style; electric oven and hob; cupboard housing CH boiler and gas meter

Reception Room 2

Double Bedroom 1

Bathroom

White 3 piece suite comprising low level WC, wash hand basin and bath with overhead shower; heated towel rail

STAIRS TO 1st FLOOR -

Double Bedroom 2

Double Bedroom 3

Separate WC with wash hand basin

EXTERIOR - Single Garage; WC; Gardens to Front & Rear. Public Footpath runs behind property

Council Tax Band: E

EPC = D

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Referencing Fees -

Per Applicant £60

Guarantor (if required) £60



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