



BURNELL'S
the smarter way to sell

**4 Bryn Marchog
Porthyfelin
Holyhead
Anglesey LL65 1BA**

**O.I.R.O.
£250,000**



**LOUNGE/DINER
KITCHEN WITH REAR PORCH & W.C.
2 BEDROOMS (G. FLR) & BATHROOM
2 LOFT STORE/HOBBY ROOMS
PVCu DOUBLE GLAZING,
GAS CENTRAL HEATING (G. FLR)
11 SOLAR PV PANELS**

**ON-SITE PARKING & INTEGRAL GARAGE
DIRECT ACCESS TO PROMENADE/HARBOUR &
ENJOYS SUPERB HARBOUR & COASTAL VIEWS
INC. VIEWS TOWARDS HOLYHEAD MOUNTAIN
(TO SIDE)
NO ON-GOING CHAIN**

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15/17 Market Street, Holyhead, Anglesey, LL65 1UL

Description: Pleasant, detached bungalow occupying a sizeable choice, prime plot, adjacent to and overlooking Holyhead harbour, commanding magnificent harbour and coastal views including excellent views of Holyhead Mountain to the side.

The accommodation briefly comprises PVCu double glazed door opening into a **lean-to porch**, having PVCu double glazed windows, a polycarbonate roof and another PVCu double glazed door opening onto:

A small **balcony** which enjoys superb harbour and coastal views. **Hall** with stairs to 1st floor with 2 understairs cupboards.

Lounge/diner with fireplace, skirting radiators and 4 PVCu double glazed windows enjoying superb harbour, coastal and mountain views.

The **kitchen** offers a range of fitted units incorporating a white single drainer Astracast sink unit and gas hob, with electric oven beneath; extractor hood; plumbing for a washing machine; integrated dishwasher and airing cupboard with a lagged tank and shelving; wall heater.

Lean-to rear porch with PVCu double glazed door to outside and **W.C.** having a white W.C. and wash hand-basin with timber single glazed window.

There are **2 bedrooms** to the ground floor together with a **bathroom** having a white 3-piece suite with enamelled bath, partial tiled walls and heated towel rail.

1st floor loft conversion providing a small landing with **W.C.** together **2 sizeable store/hobby rooms**, with potential to make into living accommodation (subject to consents). **Loft room 1** with PVCu double glazed window enjoying spectacular views over Holyhead harbour and surrounding coastline, the room is partially sub-divided by a boarded chimney breast; **loft room 2**.

The bungalow requires refurbishment/modernisation offering excellent potential or indeed, offering potential for a replacement dwelling (subject to all necessary consents being obtained).

Location

The property is situated in a highly sought after location adjacent to Holyhead harbour, on the cusp of fine coastal and country walks including Holyhead Country Park and Mountain. The property is convenient for Holyhead town centre and most local amenities including Holyhead's mainline railway station and ferry terminal which offers a regular ferry service to Ireland and the terminus of the A55 Expressway. Truly an idyllic location.

Lean-To Porch

Hall

Lounge/Diner (L-shaped) -

Lounge Area

Approx. 5.71m x 3.71m (18'9" x 12'2")

Dining Area

Approx. 2.41m x 3.52m (7'11" x 11'7")

Kitchen

Approx. 4.08m x 3.37m (13'5" x 11'1") (max.)

Lean-To Rear Porch

W.C.

Bedroom 1

Approx. 4.42m x 3.72m (14'6" x 12'2")



Bedroom 2

Approx. 3.38m x 3.34m (11'1" x 10'11")

Bathroom

1st Floor Loft Conversion

W.C.

Loft Room 1

Approx. 4.52m x 3.30m (14'10" x 10'10") (mainly)

Loft Room 2

Approx. 4.30m x 3.07m (14'1" x 10'1")

Exterior

Double metal gates open onto a sizeable tarmac drive with turnaround space, flanked by rockeries and an abundance of trees, shrubs and bushes.

Integral Garage

Approx. 6.72m x 2.75m (22'1" x 9'0") (max./mainly)
2 metal doors; gas meter; electric inverter for PV solar panelling; electric meter and consumer unit; side window; opening into useful **recessed storage area** beneath front porch.

An internal door to the rear of the garage opens another useful **store** with a wall mounted conventional condensing central heating boiler.

Exterior (Continued)

Steps and tarmac path lead up to the front door, separating a small lawned area with hedge. There is a rockery and small paved area to the front. Concrete steps lead up to the porch.

To the left-hand side is a small lawned garden with some trees and shrubs, with a gate offering direct access onto a path, which in turn gives access to the promenade and breakwater/country park.

A tarmac path leads around the rear of the property, where there is a water tap and small open **store** with planter to the rear and steps leading up to the back door. A dilapidated **lean-to greenhouse** to the right-hand side.

Council Tax

Band D.

Tenure

We have been advised by the Seller that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitor.

Directions

When entering Holyhead off the A55 take the 3rd exit off the roundabout towards the town centre. Continue along Victoria Road beneath the new bridge, turning left onto the promenade opposite the inner harbour. Continue along this road to the end taking the last turning on the left-hand side under the bridge. Take the next left hand turning signposted 4 Bryn Marchog, continue to the end of the cul-de-sac, the property will be seen on the right-hand side.

PARTICULARS PREPARED JHB/AH

REF: 12179626

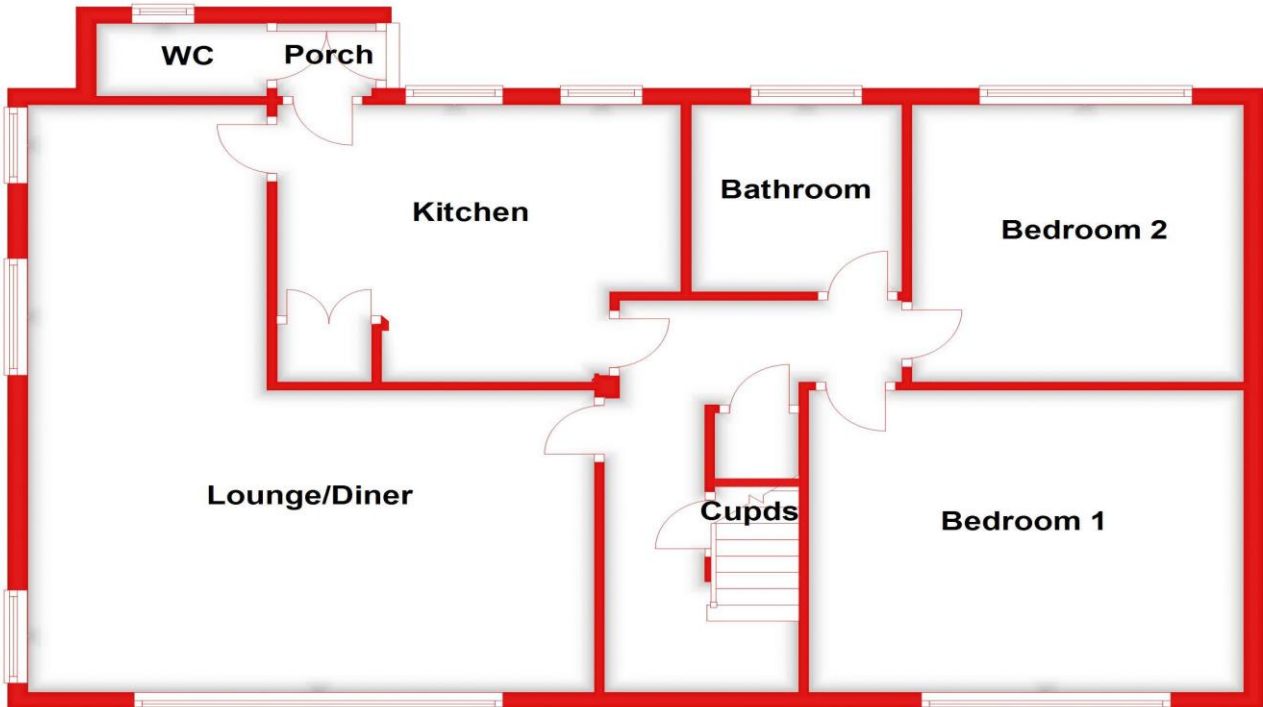


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

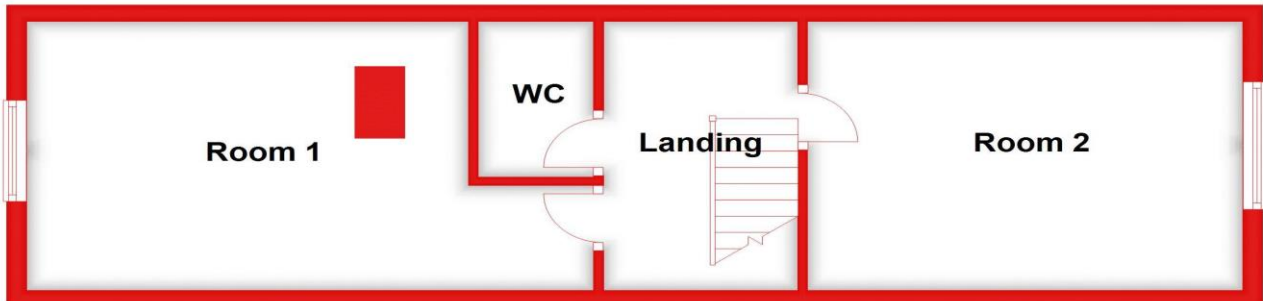
Ground Floor

Approx. 91.4 sq. metres



First Floor

Approx. 40.7 sq. metres



Total area: approx. 132.1 sq. metres

Floor space only approx' & for guide purposes only
Plan produced using PlanUp.