



**BURNELL'S**  
the smarter way to sell

**Milendy  
Llanfwrog  
Anglesey  
LL65 4YL**

**O.I.R.O.  
£495,000**



**1 RECEPTION ROOM & STUDY  
FITTED KITCHEN/DINER  
3 BEDROOMS - 1 WITH EN SUITE SHOWER ROOM  
BATHROOM**

**PVCu DOUBLE GLAZING  
ELECTRIC HEATING  
EXCELLENT ON-SITE PARKING & GARAGE  
EXTENSIVE GARDENS & SMALL ADJOINING PADDOCK**

**01407 762165**

**[www.nwpuk.co.uk](http://www.nwpuk.co.uk)**

**[enquiries@nwpuk.co.uk](mailto:enquiries@nwpuk.co.uk)**

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

**Description:** Very attractive, individually designed, deceptively spacious detached bungalow, occupying a sizeable plot, with the benefit of a small adjacent paddock, situated in this highly desirable rural setting close to Sandy Beach.

The accommodation briefly comprises sizeable L-shaped **entrance hall** with **cloak room** and double built-in airing cupboard.

There is a sizeable L-shaped **lounge/diner**, with stone/slate fireplace with adjoining **study**.

Spacious fitted **kitchen/diner** with the kitchen having an excellent range of fitted worktops, base and wall units incorporating single drainer 1½ bowl stainless steel sink, electric ceramic hob and electric oven beneath, plumbing for a washing machine and extractor hood.

There are **3 bedrooms** with the master bedroom having an **en suite shower room**, with 3-piece suite, together with a **family bathroom** having a coloured 3-piece suite with corner panelled bath.

**The property would make an excellent holiday or retirement bungalow and early viewing cannot be more strongly recommended.**

### Location

The property is situated in an idyllic rural position, within short driving distance of Llanfachraeth (approx. 2 miles) and the A5025 coast road around Anglesey. Many other superb beaches are within a short distance such as Church Bay, including the Cemlyn Nature Reserve and Sandy Beach is within approx. 1.7 miles distance. The excellent commercialised village of Valley is approx. 5 miles, giving access onto the A55 expressway and is approx. 10 miles distance of Holyhead town, with its excellent out-of-town shopping and busy port/railway station.

### Entrance Hall

### Kitchen/Breakfast Room

Approx. 6.80m x 3.93m (22' 4" x 12' 11")

### Lounge/Diner (L-shaped)

Approx. 6.09m x 3.79m/3.11m/5.76m  
(20' 0" x 12' 5"/10' 2"/18' 11")

### Study

Approx. 3.64m x 2.31m (11' 11" x 7' 7")

### Bedroom 1

Approx. 3.48m x 3.92m (11' 5" x 12' 10")

### Bedroom 2 (L-shaped)

Approx. 4.86m x 2.45m (15' 11" x 8' 0") (mainly)  
Recess Approx. 2.30m x 0.88m (7' 7" x 2' 11")

### En Suite Shower Room

### Bedroom 3

Approx. 2.42m x 3.02m (7' 11" x 9' 11")

### Bathroom



### Exterior

Concrete drive to front offering extensive on-site parking, sub-dividing superb large lawned gardens with random trees.

### Detached Garage

Approx. 5.75m x 4.36m (18' 10" x 14' 4")  
Roller shutter door, PVCu double glazed window, light and power.

### Exterior Continued

Concrete path with a gravelled border to the rear, with the rear boundary enclosed by a high painted rendered wall. Adjoining small paddock accessed via a galvanised gate from the road.

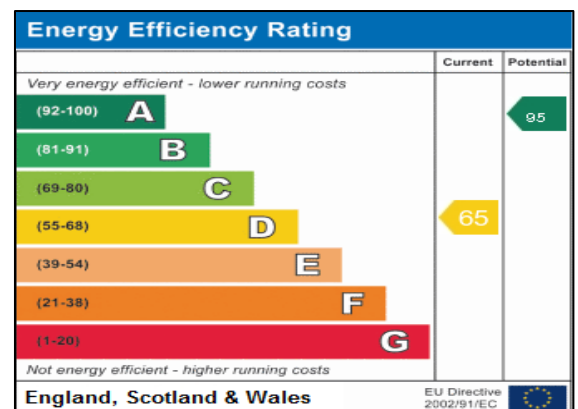
### Tenure

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

### Directions

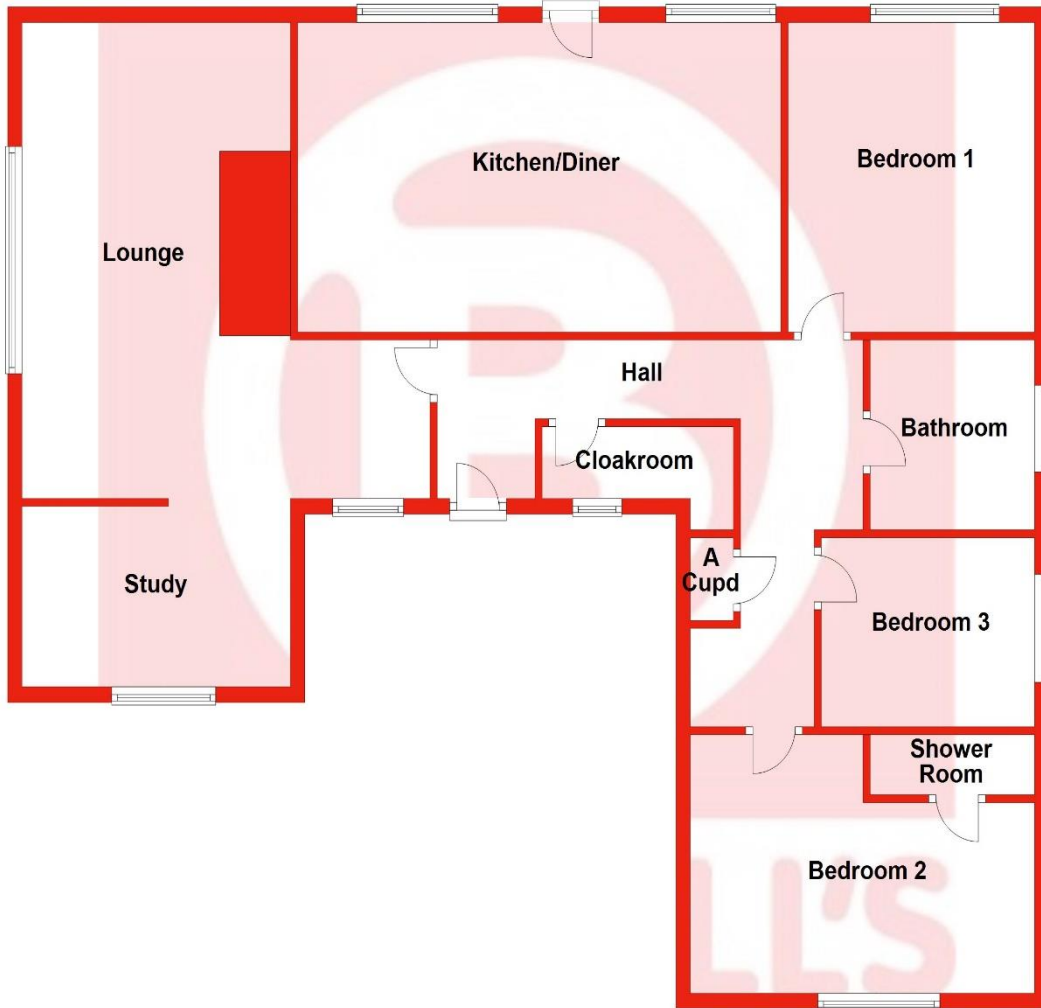
When travelling on the A55 from Holyhead exit at junction 3 and then left onto the A5 towards Valley. Turn right at the traffic lights onto the A5025. Just after passing through Llanfachraeth turn left signposted for Llanfwrog/Sandy Beach Continue past the Church and the turning to Sandy beach, and Milendy is the last property of the smaller cluster on the corner.

**PARTICULARS PREPARED JHB/CJK/AH  
REF: 11076643**

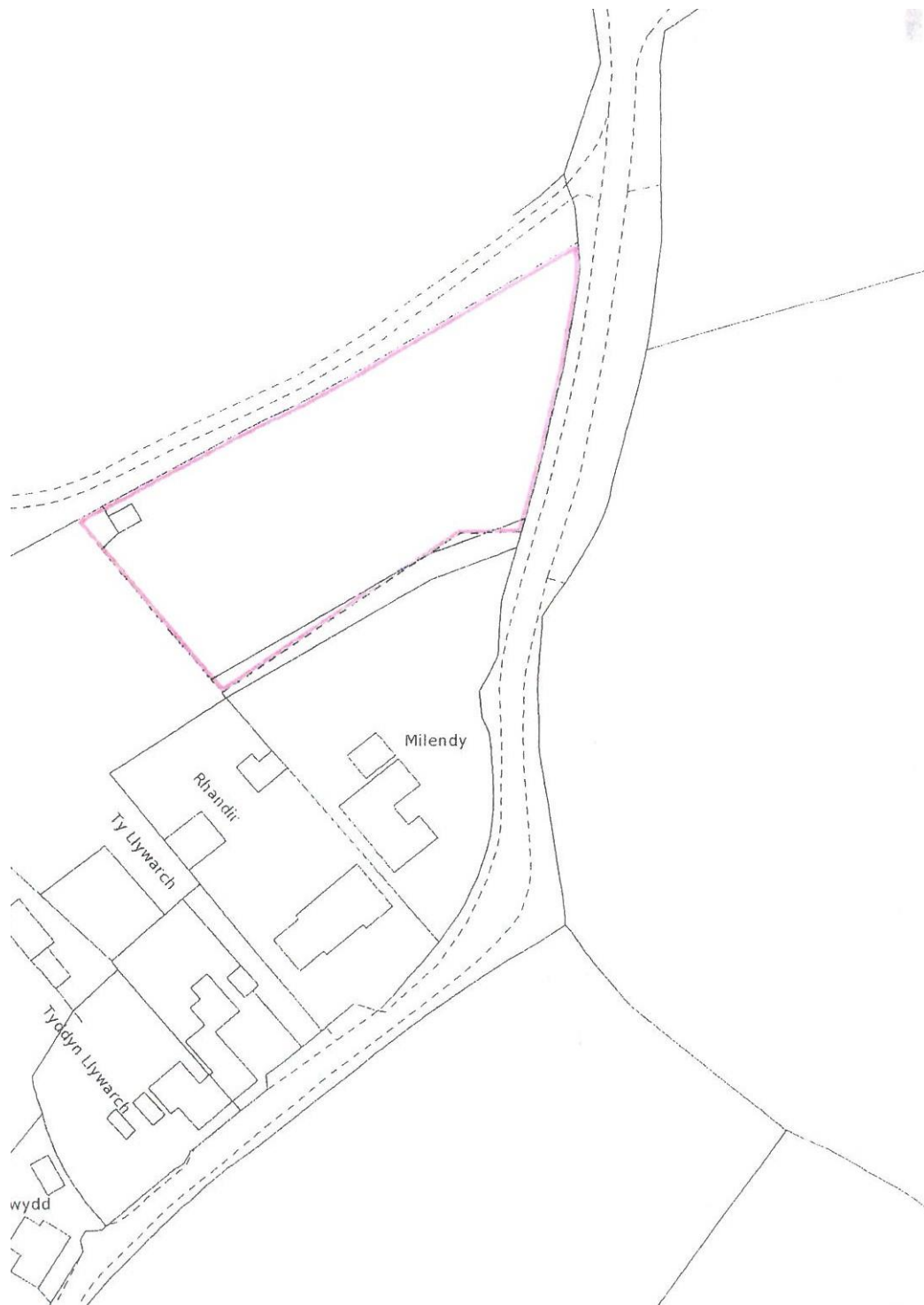


**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure 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



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



**FOR IDENTIFICATION PURPOSES ONLY**