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**Morglawdd  
Gorad Road  
Valley  
Anglesey LL65 3AT**

**O.I.R.O.  
£330,000**



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3 BEDROOMS & BATHROOM/W.C.  
PVCu DOUBLE GLAZING**

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



**Description:** Very attractive detached bungalow, which has been substantially modernised in recent years, and which is beautifully presented, occupying a large beautifully landscaped plot, in this choice position enjoying open rural views to the front towards Snowdonia.

The property is situated in a highly desirable location within short walking distance of Gorad beach and convenient for the A5 and Valley village.

The accommodation briefly comprises of an **entrance porch** with quarry tiled floor, **hall** having a loft hatch with fold down timber ladder – the loft is partially floored for storage.

There is a lovely **spacious L-shaped lounge** having a marble fireplace with gas point with alcove shelving to either side, the room is partially separated by a wide arched opening.

**Open-plan kitchen/breakfast room** with the breakfast area having a built-in cupboard housing a gas combi boiler; steps lead down to the kitchen which offers a range of fitted worktops base and wall units incorporating an Astracast sink unit, gas hob, integrated dishwasher and extractor fan together with a stand-up unit housing an electric grill/oven; and arched opening leads into the adjoining dining room.

There is a lovely spacious infill **conservatory** which has a polycarbonate roof and PVCu double glazed French doors open onto the beautiful rear garden;

There are **3 bedrooms**, and the **bathroom** has an attractive white 3-piece suite, comprising of a P-shaped bath with curved glazed shower screen with thermostatic shower, wash hand-basin with vanity base cupboard and low level W.C. with concealed cistern; fully tiled walls.

**Early viewing of this impressive property cannot be more strongly recommended.**

## Location

The property occupies a sizeable plot on Gorad Road, close to Gorad Beach and is convenient for the excellent amenities offered at Valley which boasts a wide range of shops and 2 hotels/public houses/restaurants including a railway station. Valley also enjoys easy access onto the A55 Expressway and Holyhead town centre is approximately 4 miles distance.

## Entrance Porch

## Hall

## Lounge (L-shaped)

Approx. 6.12m x 4.01m/3.76m (20'1" x 13'2"/12'4")

## Open-Plan Kitchen/Breakfast Room

Approx. 6.15m x 2.28m/2.49m (20'2" x 7'6"/8'2")

## Dining Room

Approx. 3.73m x 2.80m (12'3" x 9'2")

## Conservatory

Approx. 5.29m x 2.73m (17'4" x 8'11")

## Bedroom 1

Approx. 3.00m x 3.95m (9'10" x 13'0")

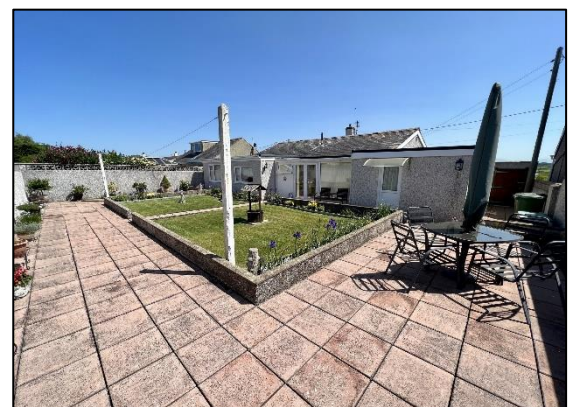
## Bedroom 2

Approx. 2.11m x 3.03m (6'11" x 9'11")

## Bedroom 3

Approx. 3.09m x 2.71m (10'2" x 8'11")

## Bathroom



## Exterior

Double wooden gate opens onto a lovely wide brick paved drive offering excellent parking, with a wide brick paved path with step to front door offering a pleasant sitting area. Well kept lawned garden to front enclosed by well-stocked borders with a central planter. Gate and path to side of garage.

## Garage

Approx. 5.66m x 3.18m (18' 7" x 10' 5")

Electric roller shutter door; PVCu double glazed window to side; light and power; electric meter and consumer unit; cold water tap; door to conservatory and PVCu door to utility room.

## Utility

Approx. 3.10m x 2.80m (10' 2" x 9' 2")

Being a conversion of the rear part of the garage, with PVCu door from the garage; good range of fitted worktops, base and wall units incorporating a stainless steel sink; plumbing for a washing machine; timber single glazed window to the conservatory; PVCu door with double glazed panel to outside.

## Exterior (Continued)

To the rear is a beautifully landscaped garden comprising of paved paths, with various paved patios, with a central lawned garden sub-divided by a paved path flanked by well-stocked borders to 3 sides, all enclosed by high walls.

## 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 travelling on the A5 from Holyhead to Valley, just as you enter Valley village turn left onto the Gorad Road. Pass the turning for Bryn Moryd on the left and Morglawdd is the 3rd property on the left-hand side.

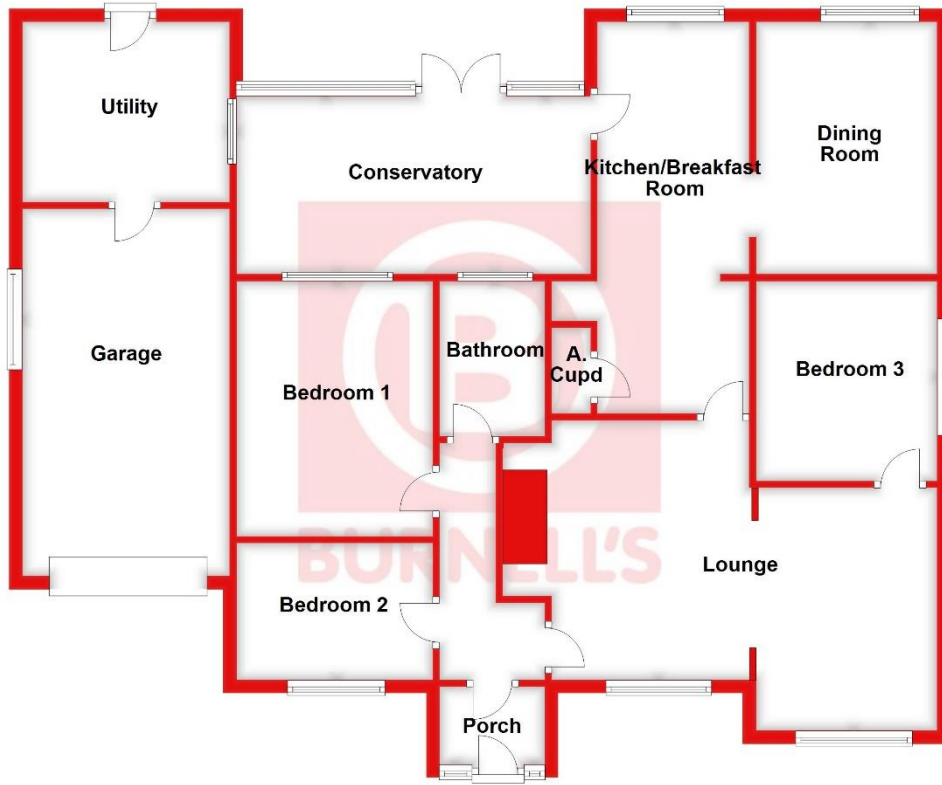


Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**PARTICULARS PREPARED JHB/AH**  
**REF: 11976150**

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Ground Floor



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