



BURNELL'S
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**49 Minffordd Road
Caergeiliog
Anglesey
LL65 3LP**

**O.I.R.O.
£100,000**



**1 RECEPTION ROOM
KITCHEN/DINER
2 BEDROOMS
BATHROOM & SEPARATE W.C.**

**TIMBER SEALED DOUBLE GLAZING
GAS CENTRAL HEATING
PLEASANT SECLUDED REAR GARDEN**

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

Description: Attractive spacious semi-detached house, fronting Minffordd Road, and benefiting from a sizeable secluded rear garden, situated on this popular former MOD development adjacent to RAF Valley.

The accommodation briefly comprises of a PVCu entrance door with partial double glazed sidelight to **hall** with stairs to 1st floor and understairs storage, together with a cupboard housing the electric meter; partial glazed timber door to rear garden.

The **kitchen/diner** offers a range of units incorporating a stainless-steel sink, an electric cooker point with plumbing for washing machine and built-in cupboard.

Sizeable **lounge** with fireplace.

The 1st floor landing has a built-in linen cupboard and a spacious built-in cupboard housing a condensing gas combi boiler.

There are **2 bedrooms**, both having double built-in wardrobes.

The **bathroom** has a panelled enamelled bath and wash hand basin, together with an extractor fan and there is a separate W.C.

The property requires some refurbishment/modernisation offering excellent potential to make lovely home. Early viewing recommended.

Location

The property is situated on this popular former M.O.D. development adjacent to R.A.F. Valley, enjoying easy access onto the A55 Expressway and being within short driving distance of the impressive commercialised village of Valley. R.A.F. Valley is situated adjacent to the superb Cymyran Beach which is within short driving distance of this property. Holyhead town with its excellent out-of-town shopping, main line railway station and ferry port is within approx. 6.6 miles.

Hall

Kitchen/Diner

Approx. 5.80m x 2.52m (19' 0" x 8' 3")

Lounge

Approx. 4.53m x 3.32m (14' 10" x 10' 11")

1st Floor

Bedroom 1

Approx. 4.56m x 3.35m (15' 0" x 11' 0")

Bedroom 2

Approx. 3.44m x 3.02m (11' 3" x 9' 11")

Bathroom

Separate W.C.



Exterior

Small open-plan lawned area to front sub-divided by a paved path to the front door and strip of lawn, paved path and gate to side. Paved/concrete patio to rear with pleasant secluded lawned garden enclosed by high hedgerows. **Detached store.**

Council Tax

Band B.

Service Charge

We understand an annual service charge of approximately **£448.01 per annum from 01/04/2023 to 01/05/2023** is currently payable to cover communal grass cutting etc. **Interested purchasers should seek clarification of this from their legal advisors.**

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 from Holyhead on the A55 exit at Junction 4, where signposted for Bodedern and R.A.F. Valley, and take the exit for R.A.F. Valley bearing right over the flyover. Follow signs for R.A.F. Valley and as you enter the development continue on this road and the property will be seen on the right just after the 2nd turning on the right.

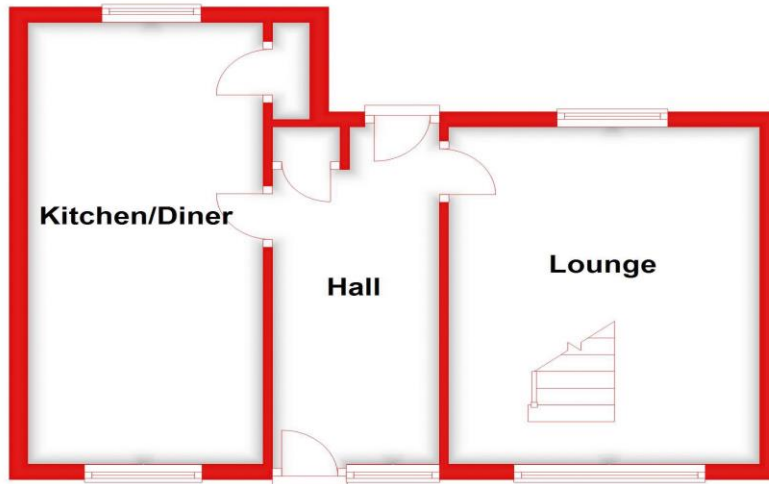
PARTICULARS PREPARED JHB/CJK
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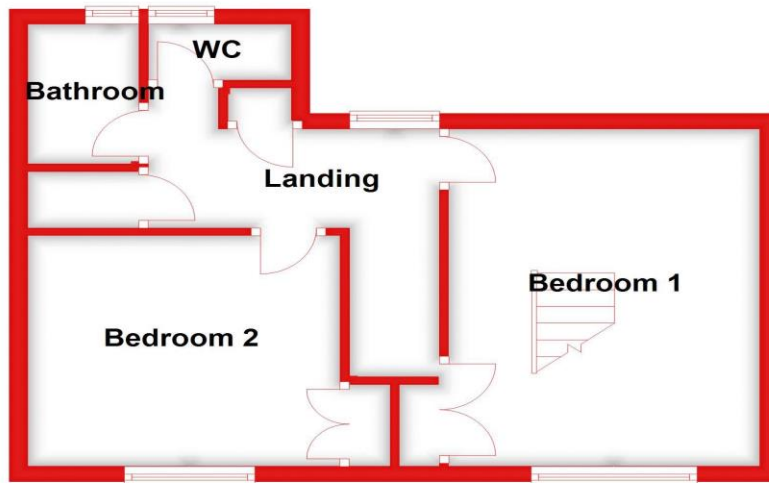
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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. 39.3 sq. metres



First Floor
Approx. 43.1 sq. metres



Total area: approx. 82.4 sq. metres

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