



BURNELL'S
the smarter way to sell

**10 Pen Gerddi
Holyhead
Anglesey
LL65 2AD**

**O.I.R.O.
£210,000**



**1 RECEPTION ROOM
DINING CONSERVATORY & 2nd CONSERVATORY
2 BEDROOMS
BATHROOM/W.C.
TIMBER SEALED DOUBLE GLAZING**

**GAS CENTRAL HEATING*
ON-SITE PARKING
SIZEABLE SUN-DRENCHED LAWNED
GARDEN BACKING ONTO ALLOTMENTS
NO ON-GOING CHAIN**

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

Description: Very attractive detached bungalow, which occupies a pleasant and choice sizeable corner plot backing onto the Plas Road allotments and thus enjoying a pleasant rear outlook and a sun-drenched rear garden.

The accommodation briefly comprises of a recessed storm **porch** with paved step, woodgrain effect PVCu door with bevelled double glazed panel opens into the **entrance hall** with, built-in airing cupboard with foam lagged tank and shelving.

Attractive **fitted kitchen** with a good range of fitted worktops, base and wall units incorporating a stainless steel sink unit and gas hob with electric oven beneath, stainless steel extractor hood, plumbing for washing machine, tiled floor and corner wall unit with conventional gas central heating boiler ***(presently not working - requires upgrading)**.

Dining conservatory with dwarf walls and PVCu double glazing to 3 sides, French doors to outside, pitched polycarbonate roof and tiled floor.

Lounge having a fireplace with living flame gas fire and polished hearth with decorative surround and bow shaped timber sealed double glazed window; French doors lead into:

Conservatory with dwarf walls with PVCu double glazing to 3 sides, with French doors opening onto the rear garden, enjoying a pleasant outlook overlooking the adjoining allotments beneath a polycarbonate roof.

There are **2 bedrooms**, both with timber sealed double glazed windows with bedroom 2 having a built-in wardrobe.

Bathroom having a white 3-piece suite with electric shower over the bath, partially tiled, electric shaver point, extractor fan and timber sealed double glazed window.

The property would make a lovely retirement bungalow or for a young family and early viewing cannot be more strongly recommended.

Location

The property is situated in a desirable location bordering open countryside just off Plas Road which offers fine rural walks leading onto the coast and Porthdafarch beach. The area is ideally situated for Holyhead town centre and most local amenities including Holyhead port, railway station and the A55 Expressway. In a nutshell, this is considered to be a semi-rural tranquil setting on the cusp of the town centre.

Entrance Hall

Kitchen

Approx. 4.23m/3.67m x 2.48m (13' 11"/12' 0" x 8' 2")

Dining Kitchen

Approx. 2.08m x 2.60m (9' 2" x 8' 6")

Lounge

Approx. 3.60m x 4.24m (11' 10" x 13' 11")

Conservatory

Approx. 2.52m x 3.70m (8' 3" x 12' 2")

Bedroom 1

Approx. 3.29m x 3.51m (10' 10" x 11' 6")

Bedroom 2

Approx. 3.52m x 2.40m (11' 7" x 7' 10")



Bathroom

Exterior

Paved path to front sub-divided by 2 small patches of lawn. Tarmacadam drive to left hand side with gravelled border and double gates lead into the rear garden. Timber fence and gate to right hand side (which could possibly be taken down to provide additional on-site parking – subject to consents).

To the right hand side is a paved path which wraps around the conservatory with raised pebbled borders, Anglesey palm and timber decking which requires replacement. Outside water tap.

Sizeable sun drenched lawned garden with timber decked patio and large metal storage shed backing onto the adjacent allotments.

Council Tax

Band C.

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 on the A55 take the 2nd exit off the roundabout passing C L Jones Ltd (Timber and Builders Merchants) and Travelodge on the left-hand side, and continue following the road to the left up Holborn Road. At the top of Holborn Road turn right and then immediately left into Plashyfyrd Terrace. After passing the entrance to Plashyfyrd Terrace/Plashyfyrd Crescent, continue straight ahead onto Plas Road, and turn left into Pen Gerddi. Turn right into the cul-de-sac and the property is facing you.

PARTICULARS PREPARED JHB/CJK
REF: 12311569

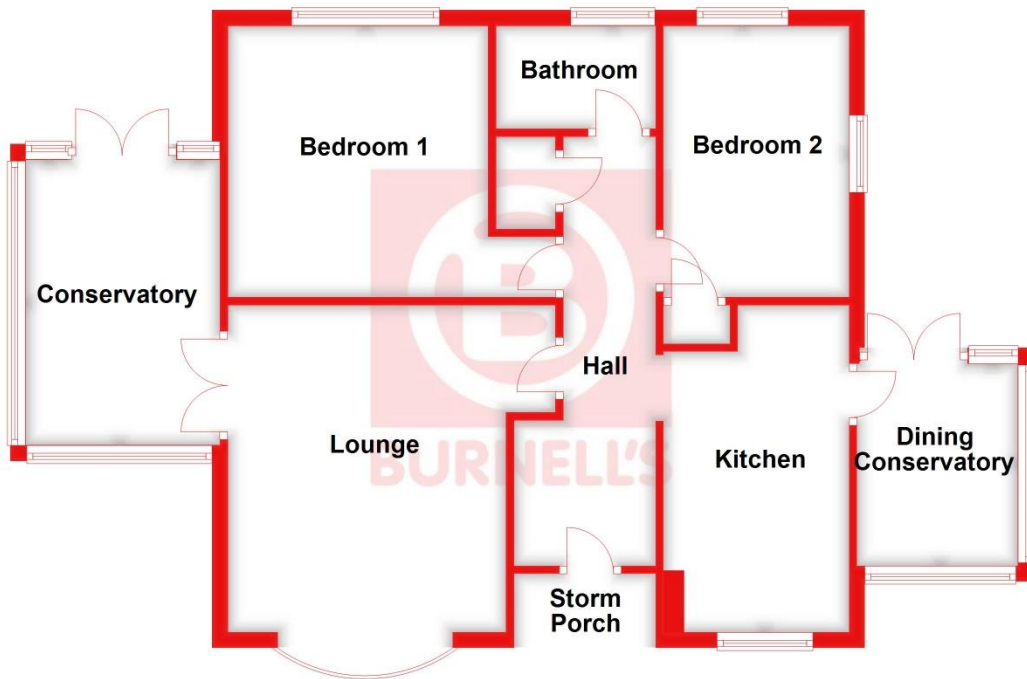


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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. 79.7 sq. metres



Total area: approx. 79.7 sq. metres

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