



BURNELL'S
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**15 Ger Y Mor
Rhosneigr
Anglesey
LL64 5JF**

**O.I.R.O.
£495,000**



**LOUNGE/DINER WITH WOOD BURNING STOVE
FEATURE SUN LOUNGE & FITTED KITCHEN
3 BEDROOMS
SHOWER ROOM/W.C. & 2ND W.C.
CALOR GAS CENTRAL HEATING**

**PVCu DOUBLE GLAZING
POSITIVE AIR PRESSURE SYSTEM
ON-SITE PARKING & GARAGE
SECLUDED LANDSCAPED REAR GARDEN**

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

Description: Thoroughly impressive, and superbly modernised, extended, detached bungalow which occupies a choice secluded landscaped plot in this small cul-de-sac, in a well-regarded residential location within walking distance of Rhosneigr's bustling village centre and its superb beaches.

The accommodation briefly comprises PVCu entrance door with sidelight to **entrance hall**, with woodboard effect Karndean flooring, electric consumer unit and base cupboard housing electric meter; double built-in cloaks cupboard housing a Worcester condensing Calor gas central heating boiler; oak veneered doors to rooms.

L-shaped **lounge/diner** again having woodboard effect Karndean flooring and a wood burning stove set on a marble hearth with back panel; feature front window and double glazed French doors opening into the rear sun lounge.

Kitchen - Very attractive fitted kitchen with a range of butchers block effect worktops, base and wall units, incorporating an electric ceramic hob with electric oven beneath, incorporating a stainless steel sink unit and integrated microwave, with plumbing for a washing machine and chrome heated towel rail.

Sun Lounge - beautiful room with a PVCu double glazed French door with matching sidelight opening onto the rear garden, large feature roof lantern, LVT (luxury vinyl tiles) flooring; composite door giving access to the side driveway.

There are **3 bedrooms**, with bedroom 2 having double fitted wardrobes with mirrored sliding doors.

Shower Room comprising of shower cubicle with electric shower, wash hand-basin set in a vanity surround with base cupboards, low level W.C. with concealed cistern, chrome heated towel rail, extractor fan and tiling to full height to walls.

2nd W.C. having a low level W.C. and tiling to full height to walls.

The property would make a lovely retirement bungalow or holiday/investment property, and viewing cannot be more strongly recommended.

Location

The property is situated in a highly sought-after and desirable residential location within walking distance of the village centre which offers niche/designer shops, cafes, public houses/restaurants/bars, etc. together with Rhosneigr's renowned beaches, which is a sought-after destination for water enthusiasts, with kite surfing being particularly popular. Rhosneigr also boasts a well-regarded 18-hole links golf course and a mainline railway station together with direct access via Junction 5 onto the A55 Expressway.

Entrance Hall

Lounge/Diner (L-shaped)

Lounge Area - Approx. 4.90m x 2.95m (16'1" x 9'8");

Dining Area - Approx. 2.87m x 3.54m (9'5" x 11'7");

Max. - Approx. 4.90m x 6.45m (16'1" x 21'2")

Kitchen

Approx. 3.42m x 2.57m (11'3" x 8'5")

Sun Lounge

Approx. 5.14m x 2.90m (16'10" x 9'6")

Bedroom 1

Approx. 3.34m x 2.72m (10'11" x 8'11")

Bedroom 2

Approx. 2.64m x 3.63m (8'8" x 11'11")



Bedroom 3

Approx. 2.30m x 2.72m (7'7" x 8'11")

Shower Room/W.C.

2nd W.C.

Exterior

Long concrete drive flanked by strip of lawn and planter to right-hand side, leads to the garage. Concrete path with open-plan lawned garden to front. To the left-hand side, there is a small **store** housing 4 Calor gas bottles, together with a **large timber shed**.

Garage

Approx. 5.25m x 2.28m (17'3" x 7'6")

Electric roller shutter door; PVCu double glazed window; double glazed French doors opening onto the rear garden; ceiling with light and power.

Exterior (Continued)

To the rear is a beautiful secluded landscaped garden comprising of an attractive porcelain tiled patio, attractive lawned garden surrounded by well-stocked colourful flowerbeds, enclosed by fencing to 2 sides.

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.

N.B. We understand a narrow small portion of the front garden abutting the highway is in the process of being registered by our Clients, as a result of an earlier omission.

Directions

When travelling on the A55 exit at Junction 5 onto the A4080 towards Rhosneigr. Continue through Llanfaelog turning right after the Wayside Stores/Spar towards Rhosneigr and continue past the Maelog Lake. When entering the village, take the left-hand turning for Ffordd Belan, followed by the 2nd right turn into Ger Y Mor. Turn left and then 1st right, and the property will be seen on the left.

PARTICULARS PREPARED JHB/AH

REF: 12316398



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F	32 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. 89.4 sq. metres



Total area: approx. 89.4 sq. metres

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