



BURNELL'S
the smarter way to sell

**10 Bron Heulog
Valley
Anglesey
LL65 3AH**

**O.I.R.O.
£175,000**



**1 RECEPTION ROOM
OPEN-PLAN KITCHEN/DINER
2 BEDROOMS
SHOWER ROOM/W.C.
PVCu DOUBLE GLAZING**

**GAS CENTRAL HEATING
POTENTIAL ON-SITE PARKING
(requires a drop kerb)
SINGLE GARAGE
GARDEN & REAR COURTYARD**

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

Description: Opportunity to acquire a most pleasant end terraced bungalow, which occupies a large choice corner plot, in this small popular cul-de-sac development, in a highly sought after residential location, within walking distance of Valley's village centre.

The accommodation briefly comprises of a PVCu leaded double glazed entrance door to **porch** with PVCu double glazing to 2 sides, beneath a polycarbonate roof, with PVCu double glazed inner door opening into, **hallway** with loft hatch.

Pleasant lounge with contemporary remote controlled electric fire.

Open-plan kitchen/diner being separated by a wide archway; the **dining area** has a built-in cupboard housing a condensing gas combi boiler together with another built-in cupboard with storage beneath; **kitchen area** which offers a range of fitted worktops, base and wall units incorporating a stainless steel sink and electric ceramic hob with electric oven beneath, plumbing for a washing machine, built-in cupboard housing electric meter and consumer unit and PVCu door to rear courtyard.

A 2nd PVCu door gives access to the **side porch** which has a PVCu external door and a **walk-in cloaks cupboard**.

There are **2 bedrooms**, together with a **shower room** having a white 3-piece suite with thermostatic shower to the cubicle, tiled floor, tiling to full height to walls, chrome heated towel rail, extractor fan and base cupboard.

The property would make a lovely starter home or retirement bungalow, and early viewing cannot be more strongly recommended.

Location

The property is situated in the heart of the excellent commercialised village of Valley, which offers an excellent range of amenities which include a wide range of shops, public house/hotel, restaurant, a primary school and railway station, and is within short driving distance of RAF Valley, and Holyhead town is approximately 4 miles distance offering an excellent range of out-of-town shopping, together with the mainline railway station and ferry port.

Porch

Hall

Lounge

Approx. 4.45m x 3.26m (14' 7" x 10' 8")

Open-plan Kitchen/Dining Room

Kitchen Area Approx. 3.49m x 2.43m (11' 5" x 8' 0")

Dining Area – Approx. 3.90m x 2.10m (12' 10" x 6' 11")

Rear Porch

Bedroom 1

Approx. 3.84m x 3.02m (12' 7" x 9' 11")

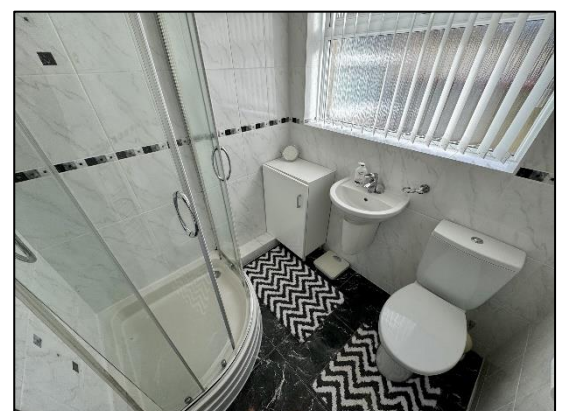
Bedroom 2

Approx. 3.00m x 2.10m (9' 10" x 6' 11")

Shower Room

Exterior

Concrete path to front sub-dividing paved pebbled borders with flowerbed to front. Double galvanised gates lead onto a concrete drive (**needs dropped kerb**).



Single Garage

Approx. 5.42m x 2.83m (17' 9" x 9' 3")

Metal up-and-over door; timber side courtesy door; timber single glazed window; light and power.

Exterior Continued

Water tap to left-hand side. Lawn garden to side of garage, with path to side and rear of the garage providing a useful bin storage location to the rear.

There is a gate with a paved path to the left-hand side of the lawn, and we understand the Council erected a party fence to the rear of the garden cutting off the footpath, leaving this for the sole use of this property.

Interested purchasers should ask their solicitor to confirm whether this can be purchased/conveyed by the Council or claimed under adverse possession.

To the rear of the property, there is a concrete patio and a paved path separating gravelled borders.

Council Tax

Band B.

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 Valley on the A5 from Holyhead turn left onto the Gorad Road and take the 2nd turning on the right hand side into Bron Heulog and the property will be seen on the right hand side.

PARTICULARS PREPARED JHB/AH/CJK
REF: 12131323

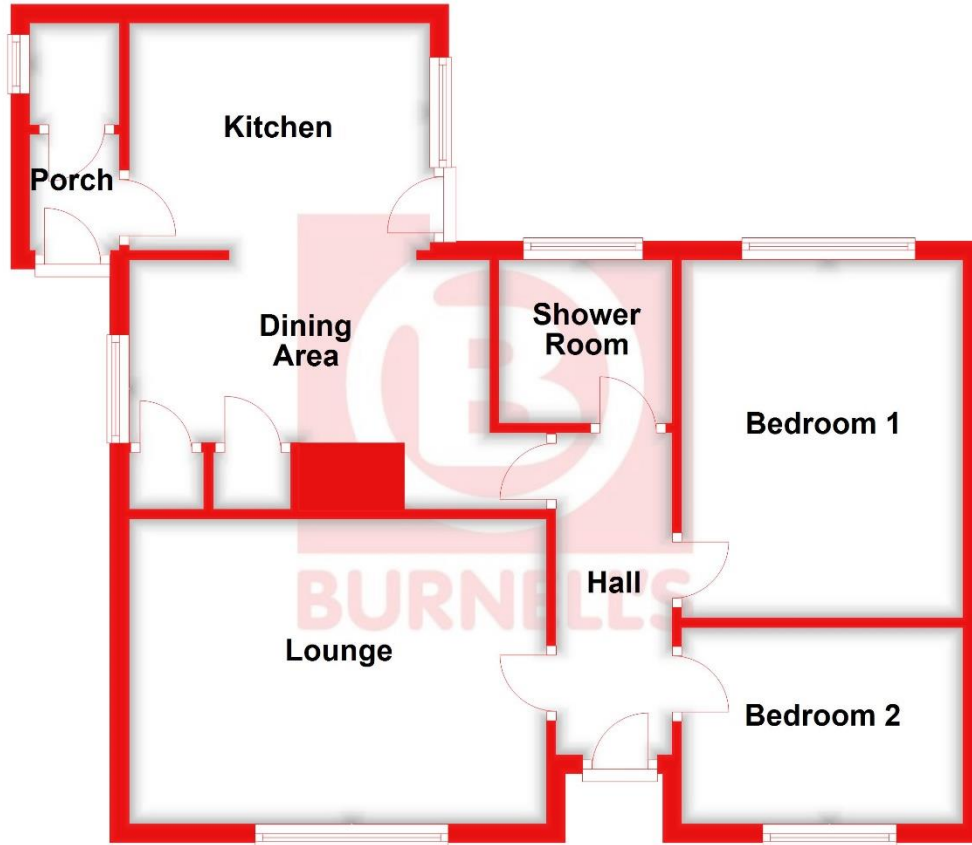


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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. 65.5 sq. metres



Total area: approx. 65.5 sq. metres

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