



**BURNELL'S**  
the smarter way to sell

**26 Garreglwyd Park  
Holyhead  
Anglesey  
LL65 1NW**

**O.I.R.O.  
£230,000**



**LOUNGE/DINER  
FITTED KITCHEN  
3 BEDROOMS  
BATHROOM/W.C.  
PVCu DOUBLE GLAZING\***

**GAS CENTRAL HEATING\*  
ON-SITE PARKING & SINGLE GARAGE  
LOVELY LANDSCAPED REAR GARDEN  
PV SOLAR PANELS\***

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

**Description:** Very attractive detached bungalow, which has been substantially upgraded in recent years, being situated on this popular cul-de-sac development and which benefits from excellent on-site parking and a secluded landscaped rear garden.

The accommodation briefly comprises of a PVCu double glazed entrance door with side panel to **entrance hall**.

**Open-plan wrap around lounge/diner** separated by a wide opening to the side of the chimney breasting, having a decorative marble fireplace; dining area.

The **kitchen** offers a range of fitted worktops, base and wall units incorporating a stainless steel sink and electric ceramic hob with electric grill/oven beneath, extractor hood, plumbing for a washing machine, wall mounted condensing gas combi boiler and PVCu door with double glazed panel to outside.

There are **3 bedrooms** with bedroom 2 having PVCu double glazed patio doors opening onto the rear garden.

The **bathroom** offers a white 3-piece suite with electric shower over the bath and built-in airing cupboard.

**Early viewing is strongly recommended.**

### Location

The property is situated on this popular and established development, in a sought after location, virtually opposite Holyhead Park and convenient for the new Cybi primary school, Holyhead High School, town centre and most local amenities. Llaingoch is on the cusp of fine rural and coastal walks and Holyhead harbour and promenade is within walking distance.

### Entrance Hall

### Open-Plan Lounge/Diner

Approx. 4.86m x 3.00m (15' 11" x 9' 10")

### Dining Room

Approx. 2.83m x 2.81m (9' 3" x 9' 3")

### Kitchen

Approx. 2.57m x 3.34m (8' 5" x 10' 11")

### Bedroom 1

Approx. 3.65m x 2.68m (12' 0" x 8' 10")

### Bedroom 2

Approx. 2.71m x 3.29m (8' 11" x 10' 10")

### Bedroom 3

Approx. 2.19m x 2.72m (7' 2" x 8' 11")

### Bathroom/W.C.

### Exterior

Long drive offering excellent parking. Open-plan lawned garden to front with small hedge and 2 trees, path and gate to left hand side.





## Single Garage

Metal up and over door, timber door to rear garden, timber single glazed window, light and power, electric consumer unit & Inverter for the Solar Panels.

## Exterior Continued

Lovely landscaped garden comprising of a sizeable paved patio with planters and rear lawned garden with rockery and sizeable pond flanked by planters with various shrubs and trees, all enclosed by walls, with a further small paved area behind the garage.

**N.B. We understand the PV Solar panels were installed under a grant scheme, and should result in reduced electrical running costs. Interested parties should seek clarification of the terms of the contract from their legal adviser.**

**\*Gas Central Heating – We understand a new system was installed January 2022.**

**\* New windows and doors installed and registered with Fensa on the 25th February 2022**

## 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 off the A55 take the 3rd exit off the roundabout towards the town centre. Proceed through the traffic lights turning left at the cenotaph into the high street and proceed up Thomas Street hill. Turn left onto South Stack Road/Alderley Terrace adjacent to Holyhead High School and continue past the school. Just after passing the park on the right take the next left into Garreglwyd Road turning immediately right on the junction into Garreglwyd Park. The property will be seen on the left hand side.

**PARTICULARS PREPARED JHB/CJK  
REF: 12159356**

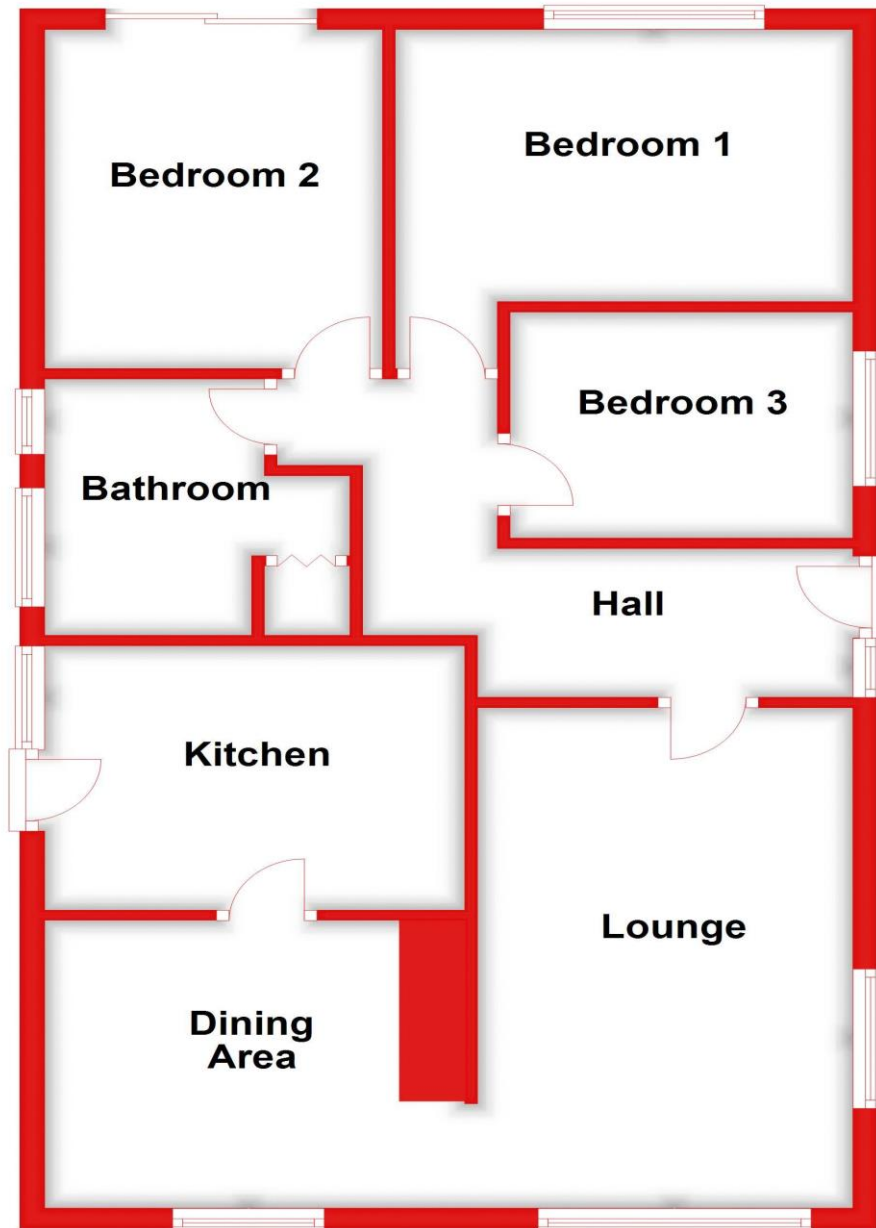


Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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. 79.1 sq. metres



Total area: approx. 79.1 sq. metres

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