



BURNELL'S
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**2 Tan Y Bryn Road
Holyhead
Anglesey
LL65 1AR**

**O.I.R.O.
£385,000**



**OPEN PLAN LOUNGE/DINER/KITCHEN
SNUG/SITTING ROOM
4 BEDROOMS (2 LOFT & 1 LOWER G.FLR)
BATHROOM/W.C & SHOWER ROOM/W.C
PVCu DOUBLE GLAZING**

**GAS CENTRAL HEATING
ON-SITE PARKING & SINGLE PRE-FAB GARAGE
SIZEABLE ESTABLISHED LANDSCAPED GARDEN WITH
GARDEN ROOM & DETACHED STORE
STUNNING HARBOUR/COASTAL VIEWS**

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

Description: Attractive, spacious detached split level dormer bungalow, offering accommodation on 3 levels, and which boasts a most sizeable prime corner plot, fronting Holyhead harbour and commanding magnificent harbour and coastal views. The lower ground floor offers potential for a self contained annex.

The accommodation briefly comprises of a PVCu double glazed entrance door to **porch** having a tiled floor;

Feature hallway which wraps around a central stairwell with stairs leading down to the lower ground, together with stairs leading up to the 1st floor; oak veneered doors lead off the hallway;

Open-plan lounge/diner/kitchen

Lounge/diner having a wide bow shaped bay window enjoying stunning harbour and coastal views, feature cast iron fireplace with polished granite hearth; integral shelving unit; wide opening leads into:

Kitchen area which offers an excellent range of oak butchers block worktops and base cupboards, with integral breakfast bar, having an integrated gas hob with stainless steel heatshield and extractor hood over, single drainer 1½ bowl stainless steel sink unit and a stand-up unit with integrated electric double oven, together with an integrated dishwasher, fridge & freezer; coloured leaded single glazed window to side, and window to front enjoying superb harbour and coastal views; small porthole window into the hallway.

Bedroom 1 having a bow shaped bay window.

Bathroom having an attractive white suite comprising of a panelled bath, low level W.C., wash hand basin with vanity base cupboard and shower cubicle with thermostatic shower with tiling to full height to walls, radiator with towel rail, together with another chrome towel rail.

To the 1st floor are **2 loft bedrooms**, both of which enjoy magnificent harbour and coastal views, 1 of which has a PVCu double glazed door (requires external Juliet balustrade).

Walk-in loft store room with undereaves access hatch.

Lower ground - potential Self Contained Annex

Door at the bottom of the staircase opens into a **lovely snug/sitting room**, having stone effect paved flooring, which extends into the adjoining passageway/utility; built-in storage cupboard, French double glazed doors open onto the rear garden.

Passageway (potential utility) with cladding to most walls and ceiling, 2 built-in cupboards, 1 of which has plumbing for a washing machine and houses a wall mounted gas combi boiler, another small doorway gives access to an underfloor store room, PVCu double glazed door to outside.

Lower ground bedroom 4.

Shower room having a white suite with wide shower base with thermostatic shower and hand held hose, low level W.C., pedestal wash hands basin, tiled floor, heated towel rail.

Early viewing of this impressive property is most strongly recommended.

Location

The property is situated in a prime residential location adjacent to Holyhead harbour and promenade and commanding lovely harbour/coastal views from the upper floors. The property offers direct access to fine country and coastal walks including over Holyhead Mountain and is convenient for town centre, Holyhead park/high school and most local amenities.

Open-Plan Lounge/Diner/Kitchen

Lounge Area - Approx. 4.44m/3.22m x 7.25m (exc bay) (4' 7"/10' 7" x 23' 9"); Kitchen Area - Approx. 3.95m x 3.63m (13' 0" x 11' 11")

Bedroom 1

Approx. 4.45m x 2.97m (exc bay) (14' 7" x 9' 9")

Bathroom/W.C.

1st Floor



Loft Bedroom 2

Approx. 3.30m x 4.43m (irregular shape - max)
(10' 10" x 14' 6")

Loft Bedroom 3

Approx. 3.62m x 2.73m (11' 11" x 8' 11")

Walk-in Loft Store Room

Lower Ground Floor - Potential Self Contained Annex

Snug/Sitting Room

Approx. 3.47m x 4.56m (max) (11' 5" x 15' 0")

Passageway (potential utility)

Approx. 3.61m x 1.97m (mainly) (11' 10" x 6' 6")

Lower Ground Bedroom 4

Approx. 3.40m x 2.88m (11' 2" x 9' 5")

Shower Room/W.C.

Exterior

Tarmacadam drive to front and side offering excellent on-site parking, enclosed by hedgerow to the front, with paved and concrete stepped path to left hand side with gate.

Pre-Fabricated Garage

Approx. 3.70m x 3.05m (12' 2" x 10' 0")
Metal up and over door, power supply, side courtesy door and 2 PVCu double glazed windows.

Exterior Continued

Paved path between bungalow and garage with gate and steps give access to the rear garden. Sizeable, established landscaped rear garden enclosed by hedgerows, comprising of split-level lawns, pebbled paths and a small paved patio, with outside electrical point, together with a raised composite deck flanked by rockery/border with small pond. To the rear of the garden there is a paved patio, feature rock outcrop and brick and slate dog kennel.

Garden Room

Approx. 3.70m x 3.05m (12' 2" x 10' 0")
Timber constructed garden room, built off the paved patio, with PVCu coated metal double glazed bi-fold doors with a double glazed side window.

Detached Store

Approx. 1.93m x 4.03m (6' 4" x 13' 3")
Very attractive detached store, constructed of rendered masonry walls, with power supply, timber entrance door with coloured leaded single glazed panel, and 4 windows.

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.

Directions

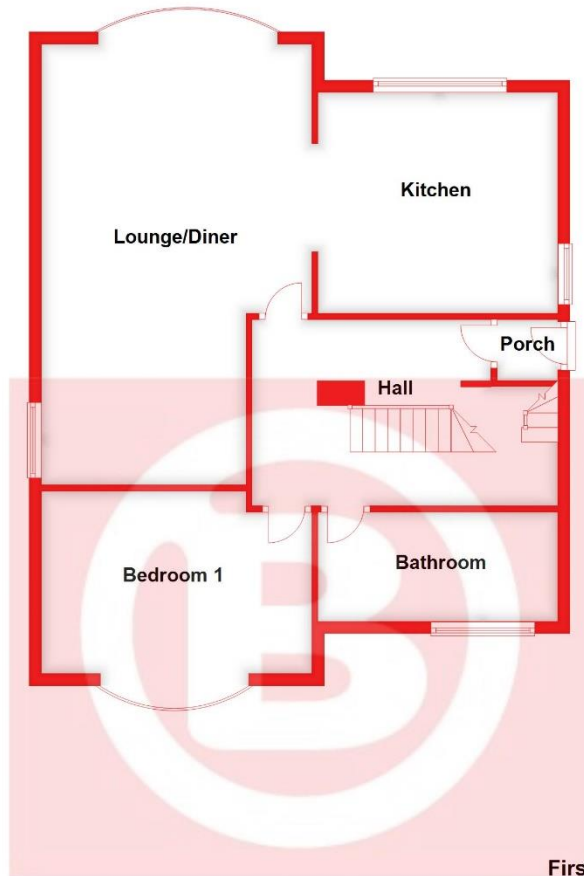
When entering Holyhead off the A55 take the 3rd exit off the roundabout towards the town centre. Continue along Victoria Road beneath the new bridge, turning left onto the promenade opposite the inner harbour. Continue along this road turning left at the 2nd mini roundabout into Gwelfor Avenue and take the next left into Tan Y Bryn Road. Continue to the end of the road and the property will be seen on the left-hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

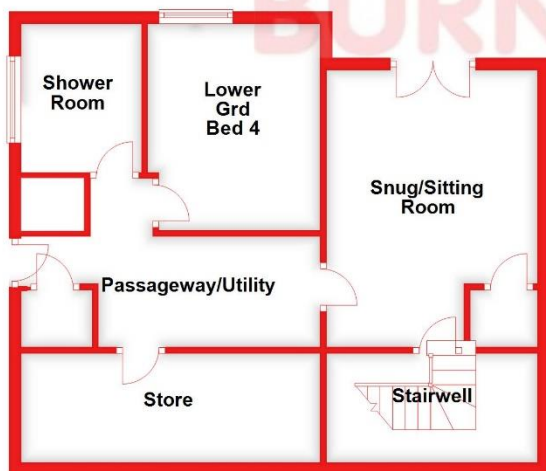
Ground Floor

Approx. 81.8 sq. metres



Basement

Approx. 57.2 sq. metres



First Floor

Approx. 41.2 sq. metres



Total area: approx. 180.3 sq. metres

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

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.