



BURNELL'S
the smarter way to sell

**Garreg Eithin
Lon Cre Crist
Treaddur Bay
Anglesey LL65 2AZ**

**O.I.R.O.
£450,000**



EXISTING 3-BED BUNGALOW WITH PVCu DOUBLE GLAZING & GAS CENTRAL HEATING

**P.P. PRESERVED OCT '23 TO CONVERT GARREG EITHIN INTO
A 2-STORY PROPERTY WITH SINGLE GARAGE**

P.P. GRANTED JUNE '21 FOR BUILDING DETACHED LOCAL MARKET HOUSING 4-BED DWELLING

**EXCELLENT ON-SITE PARKING & EXTENSIVE LAWNED
GARDENS, ENJOYING DISTANT SEA & MOUNTAIN VIEWS**

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

Description: Rare opportunity to acquire a magnificent residential re-development/development opportunity in this highly sought after residential location, backing onto open gorse land and enjoying excellent views of Holyhead Mountain. The proposed new dwellings would enjoy lovely distant sea views.

Garreg Eithin presently comprises of a small detached bungalow of non-traditional construction, which occupies an extensive, slightly elevated plot in this established and popular residential location within short walking distance of Trearddur's thriving village centre and beautiful beach.

The existing accommodation comprises of an open covered **veranda**, with small sitting area to the front, **front porch, lounge/diner** having a smokeless coal/wood burning stove, with PVCu double glazed French door to the outside.

There is an L-shaped **conservatory** with dwarf walls, with windows to 3 sides having French doors to the outside beneath a polycarbonate roof.

There is a small **galley kitchen, 3 bedrooms** and a **shower room** having a contemporary white 3-piece suite, with the cubicle having a thermostatic shower with handheld hose and rainfall showerhead, together with a built-in linen cupboard and extractor fan.

Garreg Eithin provides a rare and exciting investment opportunity, possibly with the potential of demolishing the existing property and seeking planning for a replacement dwelling, with the site easily being big enough for 3 detached dwellings, **all of which is strictly subject to interested purchasers making their own enquiries with Ynys Mon County Council and Planning Consent.**

Location

The property is situated within walking distance of the sought after residential location of Trearddur Bay village and its superb beach, which offers excellent water sports facilities, and a lovely promenade.

Trearddur boasts a vibrant commercial centre with excellent facilities briefly comprising a convenience store, a stunning range of restaurant and bars/hotels, including a fish and chip shop, and Holyhead's renowned 18-hole links golf course.

The coastal holiday resort of Trearddur is also convenient for the excellent out-of-town shopping offered on the outskirts of Holyhead town together with Holyhead town centre, the A55 Expressway and Holyhead port which offers an excellent and regular ferry service to Ireland.

Open Covered Veranda

Front Porch

Lounge/Diner

Approx. 5.94m x 3.00m (19'6" x 9'10")

Conservatory (L-shaped)

Approx. 4.82m (max. width) x 3.33m/1.41m (15'10" x 10'11"/4'8")

Galley Kitchen

Approx. 2.38m x 1.95m (7'10" x 6'5")

Bedroom 1

Approx. 3.55m x 2.85m (11'8" x 9'4")

Hall

Rear Porch

Bedroom 2

Approx. 2.89m x 2.87m (9'6" x 9'5")



Bedroom 3

Approx. 2.35m x 2.66m (7'9" x 8'9")

Shower Room

Exterior

A gravelled drive leads up to a large, gravelled parking/turnaround area. Extensive lawned gardens with feature exposed areas of rock outcrop, enjoying distant sea views and superb views towards Holyhead Mountain, backing onto open gorse land.

Planning Consents

Detailed Planning Passed on:

07/11/2018, Ref: 46C621 for the altering and extending of Garreg Eithin to make a substantial 2-storey dwelling, with Juliet balcony and detached single garage. **Confirmation of material start safeguarding consent passed 19/10/2023.**

Detailed Planning Passed on:

22/06/2021, Ref: FPL/2019/245 for the erection of a 4-bedroomed detached Local Market Housing house with integral garage, measuring approx. 143.8 m.sq.

Planning Permission Passed on:

08/11/2019, Ref: VAR/2019/61 for the re-location of the garage.

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 travelling into Holyhead on the A55 Expressway exit at Junction 2, signposted for Penrhos Industrial Estate/Parc Cybi and turn left off the slip road. At the 1st roundabout take the 2nd exit (towards the Holyhead Leisure Centre) and then at the next roundabout take the 1st exit towards Trearddur Bay (B4545). Continue on this road through Trearddur Bay village, passing the Beach Court Apartments (former Beach Hotel) on the left-hand side and take the 2nd road on the right-hand side into Capel Farm Estate. Follow the road through Capel Farm into Lon Cre Crist and then turn immediately right where signposted for Garreg Eithin.

PARTICULARS PREPARED JHB/AH

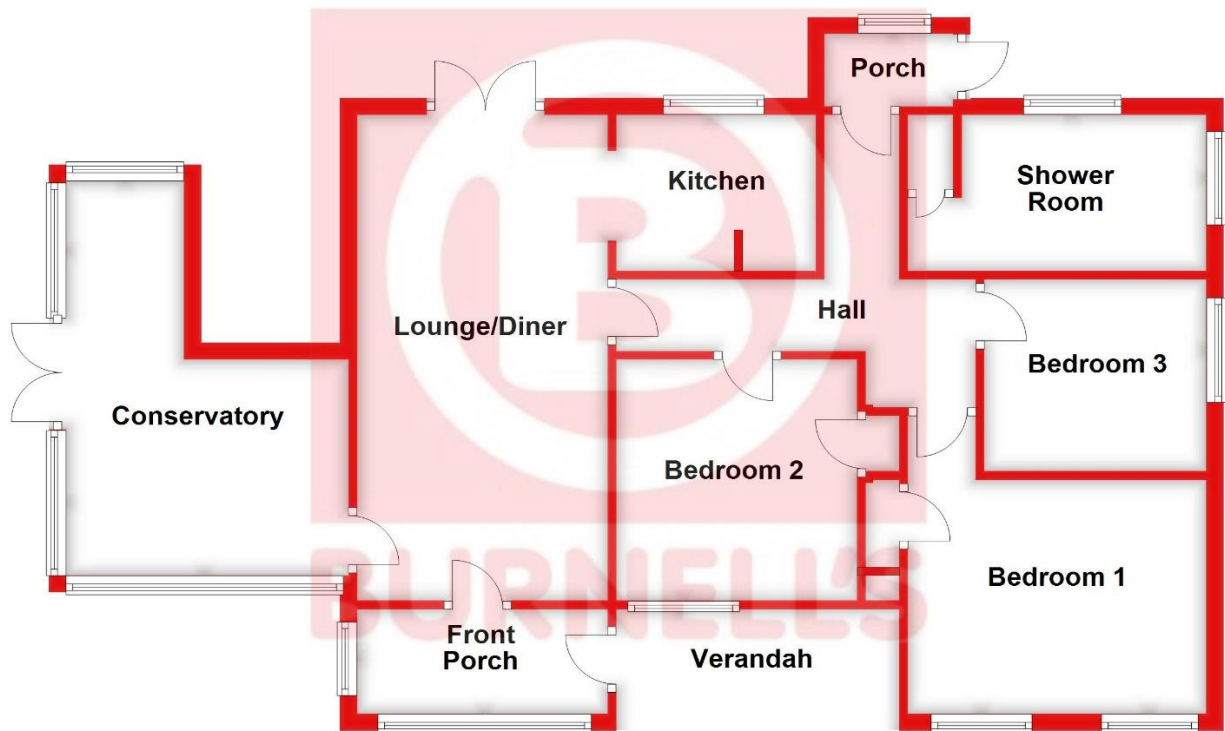
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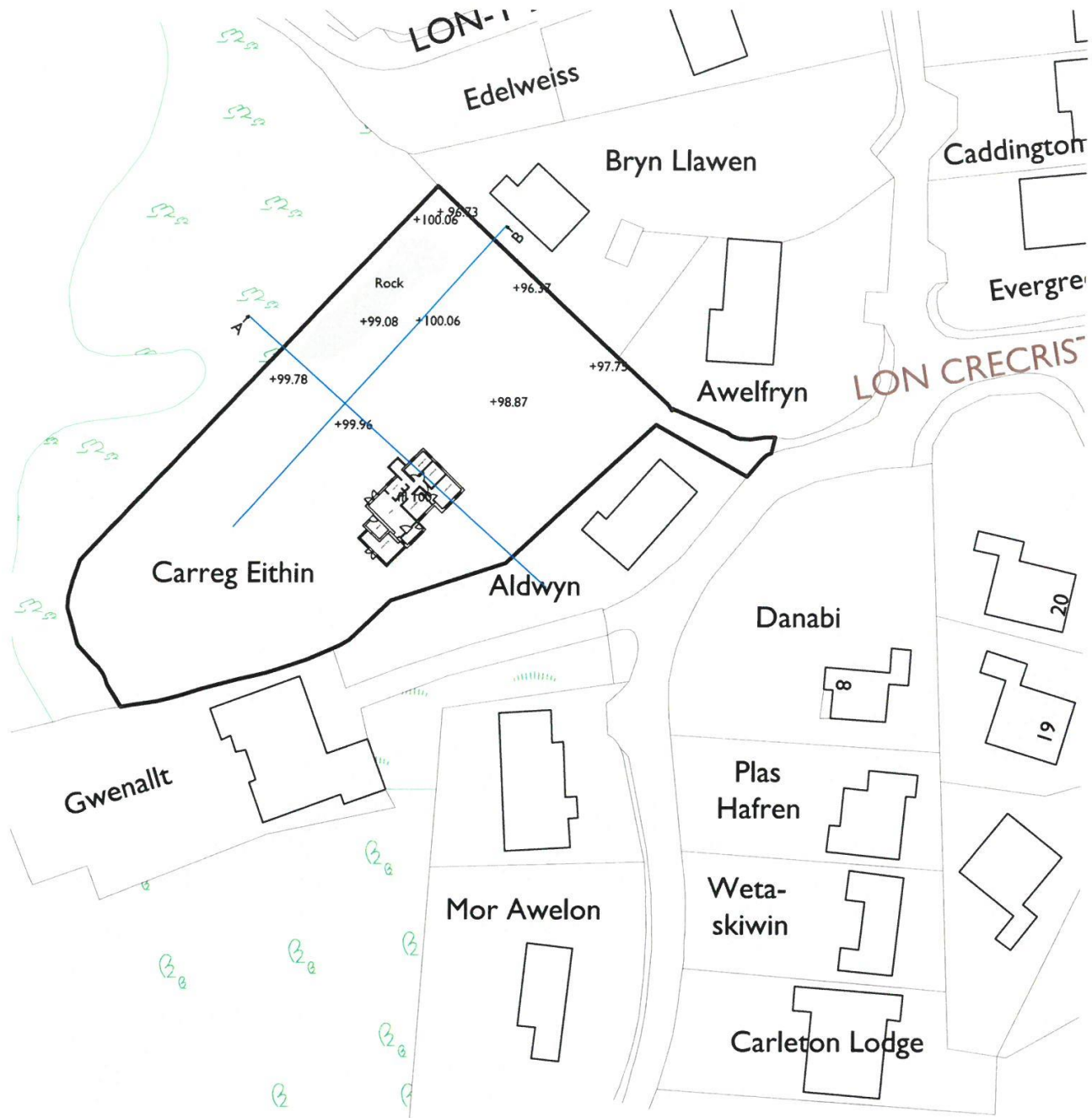
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

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Ground Floor



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



Felddech a chymryd mesurtauau graddis oddi ar y dyluniad hwn
 Os yn amau - gofynnwch
 Do not scale from this drawing
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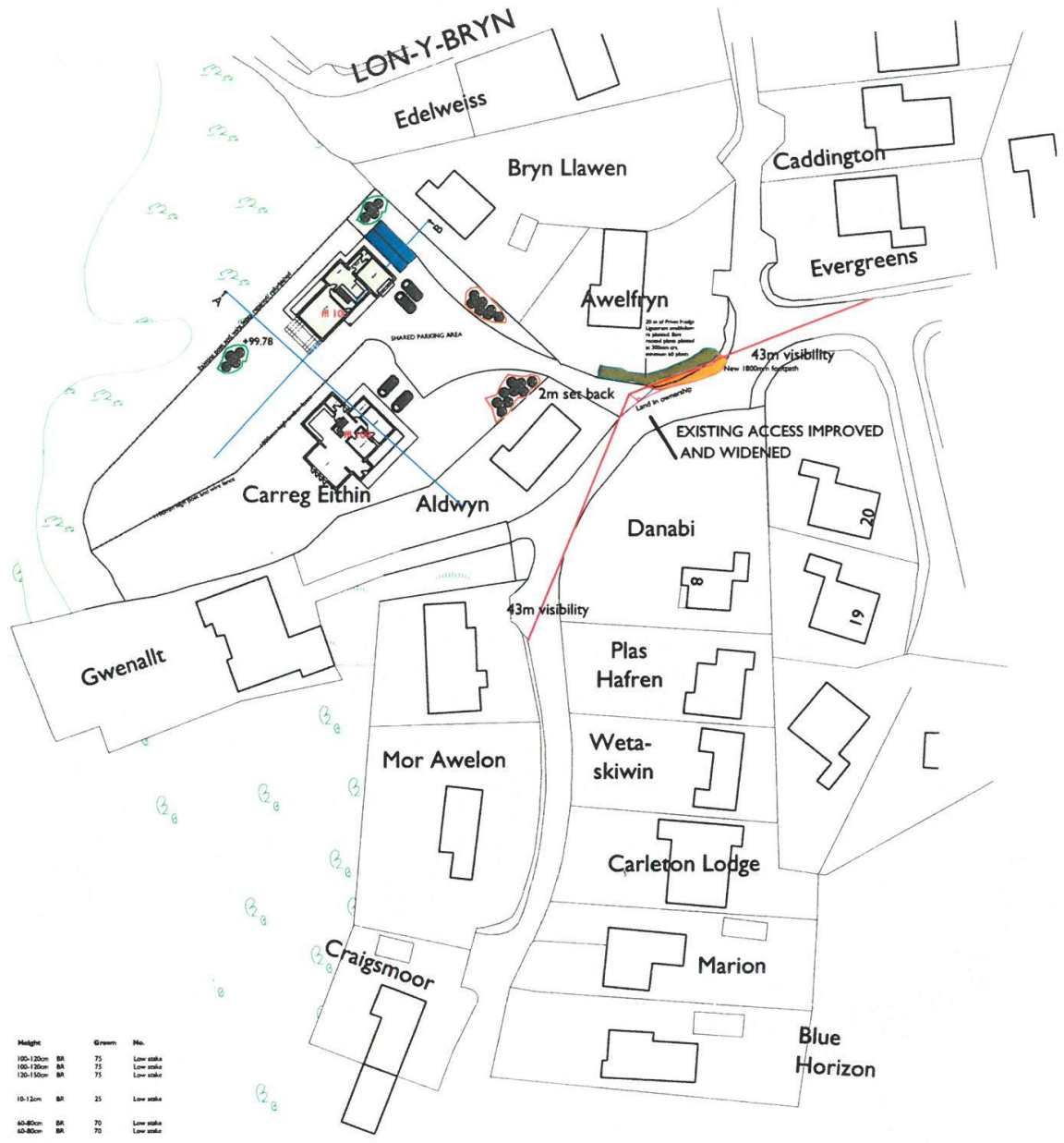
Cynllun - Job
**CARREG EITHIN,
 TREADDUR BAY**
 Dyluniad - Drawing
SITE PLAN

Rhif Dyluniad - Drawing No.
2593:18:2
 Graddfa - Scale
1:500 A3
 Dyddiad - Date
July 2018

russell-hughes cyf
 pensaeri/architects

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 Llangefni,
 Ynys Môn
 LL77 7HH

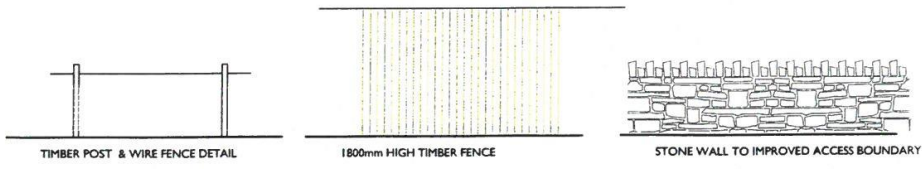
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General Woodland Planting Areas

Species	Latin Name	Height	Grown	No.
TYPE A				
Shar Birch	Betula pendula	100-120cm	BA	75
Alder	Alnus glutinosa	100-120cm	BA	75
Lime	Tilia x europaea	120-150cm	BA	75
TYPE B				
Oak	Quercus robur	15-13cm	BA	25
TYPE C				
Hornbeam	Sorbus aucuparis	60-80cm	BA	70
Whitethorn	Sorbus arvensis	60-80cm	BA	70

Replacement Private Hedging
 Plant approximately 18cm square.
 Plant with 6.75 diam base of stone wall.
 All plants to be protected by optimal rubber guards with bamboo canes to be removed after 2-3 years.
 Planting to take place in period October to March.



Fediwch a chymryd mesurauau graffid oddi ar y dyluniad hwn
 Os yn amau - gofynnwch
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Cynllun - Job
**CARREG EITHIN,
 TREARDUR BAY**
 Dyluniad - Drawing
PROPOSED SITE PLAN

RHW Dyluniad - Drawing No.
2593:18:3B
 Graddfa - Scale
1:500 A2
 Dyddiad - Date
 July 2018

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