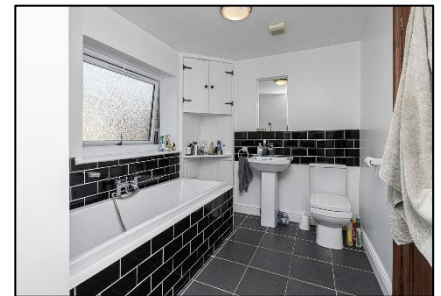




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**15/17 Market Street, Holyhead, Anglesey, LL65 1UL**

**Description:** Attractive and substantially extended semi detached cottage, which has been refurbished and modernised in recent years, boasting a superb feature stone ingle-nook fireplace and enjoys open rural views to the front.

The accommodation briefly comprises of a PVCu entrance door with double glazed panel into **porch** having a tiled floor.

The **kitchen** has an excellent range of fitted worktops, base and wall units incorporating a single drainer 1½ bowl Astracast sink unit and Calor gas hob with electric oven beneath, plumbing for a washing machine and dishwasher, tiled floor, passive wall vent and built-in cupboard with electric consumer unit.

The **bathroom** comprises of an attractive white 4-piece suite with tiled panelled bath with mixer tap with shower attachment, pedestal wash hand basin, low level W.C., shower cubicle with thermostatic shower, chrome heated towel rail, extractor fan, corner wall unit and electric wall fan heater.

#### **Inner hallway.**

The **lounge** has a superb feature dressed stone ingle-nook fireplace with oak beam, slate hearth and wood burning stove, woodboard floor and PVCu door with double glazed panel to outside.

There are **2 bedrooms** with the master bedroom having double glazed French doors opening onto the rear garden, together with a built-in cupboard housing a condensing LPG combi boiler, and bedroom 2 having a skylight.

**The property would make a lovely retirement cottage or holiday home/let and the external grounds offer excellent potential for re-landscaping with possible room for a garage (subject to consents). Viewing recommended.**

#### **Location**

The property is situated in a pleasant roadside position in an idyllic rural location being with 2 miles distance of the excellent commercialised village of Valley, which offers direct access onto the A5 and A55 Expressway. Holyhead town is approximately 6 miles distance, which offers excellent out-of-town shopping facilities together with a mainline railway station and regular ferry service to Ireland.

#### **Hall**

#### **Kitchen**

Approx. 4.57m x 2.43m (15' 0" x 8' 0")

#### **Bathroom/W.C.**

#### **Inner Hall**

#### **Lounge/Diner**

Approx. 6.30m/5.30m x 4.28m (20' 8"/17' 5" x 14' 1")

#### **Bedroom 1**

Approx. 5.46m x 3.03m (17' 11" x 9' 11")

#### **Bedroom 2**

Approx. 2.57m x 3.05m (8' 5" x 10' 0")

#### **Exterior**

Shared entrance with a raised concrete ramp to front with small lawned garden with planter; concrete and timber decked path to front and right hand side with outside water tap and bottled gas connection.

Gateposts lead onto a rear parking area with potential garage space (subject to consents) with 2 dilapidated sheds and lawned garden, all enclosed by fencing.

To the rear of the cottage there is a timber decked patio with timber sleeper steps leading up to a gravelled and paved garden area with **timber store/potential summer house.**



**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 travelling from Holyhead on the A5 towards Valley, turn left at the crossroads onto the A5025 towards Cemaes Bay. Continue along this road and the property will be seen after a short distance on the left-hand side (being 2nd property on left).

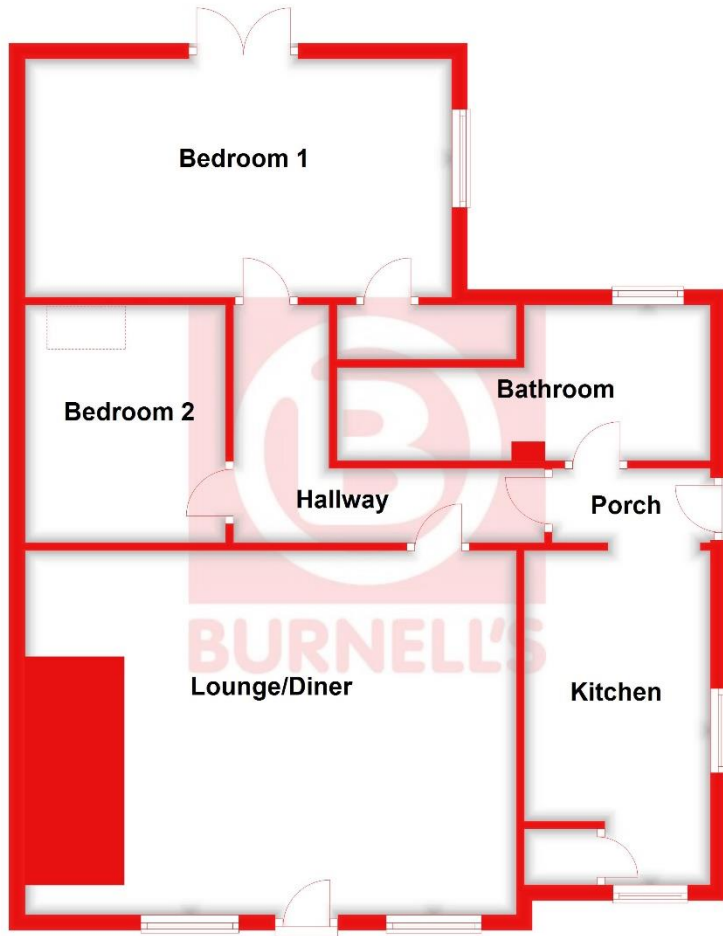
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

**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. 87.9 sq. metres



Total area: approx. 87.9 sq. metres

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