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**Awel Mor  
9 Tan Y Felin  
Rhydwyn  
Anglesey LL65 4EJ**

**O.I.R.O.  
£380,000**



**1 RECEPTION ROOM & CONSERVATORY  
ATTRACTIVE FITTED KITCHEN/DINER & UTILITY ROOM  
3 BEDROOMS - 1 WITH EN-SUITE SHOWER ROOM/W.C.  
FAMILY BATHROOM/W.C.  
PVCu DOUBLE GLAZING & LPG CENTRAL HEATING**

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

**Description:** Very attractive and spacious detached bungalow, enjoying a sizeable plot and choice Southerly facing position backing onto open fields, on this small popular cul-de-sac development in the small hamlet of Rhydwyn, being in a lovely rural setting close to Church Bay.

The accommodation briefly comprises PVCu entrance door to **porch**, having French doors opening into a sizeable **hallway**, which has a built-in cupboard housing a LPG central heating boiler and a PVCu door with double glazed panel gives access to the rear garden.

**Lounge** – French doors off the hallway, together with marble fireplace with electric fire.

Spacious L-shaped **kitchen/diner** with kitchen offering a range of fitted worktops, base and wall units incorporating a stainless steel sink unit and integrated dishwasher, electric ceramic hob with electric oven beneath and extractor hood over, together with an integrated fridge.

There is an impressive spacious dining area with PVCu double glazed French doors with matching sidelights opening into a rear:

**Conservatory** having dwarf walls with PVCu double glazing to 3 sides, with French doors opening onto the rear patio, beneath a pitched polycarbonate roof.

**Utility room** with fitted worktop with base cupboards, incorporating a stainless steel sink and double wall unit with plumbing for a washing machine and extractor fan; PVCu door with double glazed panel to outside. Door to garage.

There are **3 bedrooms**, all of which have fitted wardrobes/bedroom suites, with the master bedroom having an **en suite shower room**, with a white 3-piece suite, with electric shower to the cubicle and fully tiled walls, together with an electric shaver point.

**Bathroom** having a white suite comprising of a 4-piece suite with the shower cubicle having an electric shower, with tiling to full height to walls, shaver point and extractor fan.

**The property would make a lovely retirement bungalow or holiday/investment property, and early viewing cannot be more strongly recommended.**

#### **Location**

Tan Y Felin is situated in the heart of the small rural hamlet of Rhydwyn on the north-western side of Anglesey and is within approx. 1.5 miles of the beautiful and picturesque Church Bay with its lovely Sandy Beach, including Cemlyn Nature Reserve. Rhydwyn is within short driving distance of the coastal village of Cemaes Bay with its picturesque harbour and is approx. 7 miles from the excellent commercialised village of Valley, the A5 and A55 Expressway, Holyhead is approx. 12 miles distance with its excellent range of out-of-town shopping, mainline railway and ferry service to Ireland.

#### **Porch**

#### **Hall**

#### **Lounge**

Approx. 4.72m x 4.53m (irregular shape) (15' 6" x 14' 10")

#### **Kitchen/Diner**

Kitchen Area - Approx. 2.72m x 2.77m (8' 11" x 9' 1")

Dining Area - Approx. 3.34m x 6.80m (10' 11" x 22' 4")



### Conservatory

Approx. 3.40m x 3.65m (11' 2" x 12' 0")

### Utility Room

Approx. 3.25m x 1.68m (10' 8" x 5' 6")

### Bedroom 1

Approx. 3.65m x 3.87m (12' 0" x 12' 8")

### Bedroom 2

Approx. 3.75m x 2.75m (12' 4" x 9' 0")

### En Suite Shower Room/W.C.

### Bedroom 3

Approx. 3.79m x 2.73m (12' 5" x 8' 11")

### Bathroom/W.C.

### Exterior

Paved path to front separates 2 sizeable gravelled borders, with front hedgerow and planters to right hand side, steps up to front door and stepped path around the property, with gate to either side. Tarmacadam drive.

### Integral Garage

Approx. 4.42m x 3.31m (14' 6" x 10' 10")

Metal up and over door, electric consumer unit, PVCu double glazed window, light and power.

### Exterior (continued)

Gravelled border and paved path to left hand side with gate to rear garden. Outside electrical point and timber garden shed, with sizeable split level paved patio to the side of the rear conservatory.

Pleasant lawned garden to rear bordered by shrubs and bushes with various sapling trees, enjoying a lovely rural outlook. Paved steps lead down beneath a timber trellis to a feature **timber summer house/workshop**, and a dwarf wall/fence to the right hand side encloses an aluminium framed greenhouse and LPG tank bordered by shrubs. Outside water tap.

### Council Tax

Band E.

### 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 turn left at the Valley traffic lights on the A5025. Follow this road through Llanfachraeth and Llanfaethlu, turn left where signposted for Rhydwyn/Church Bay. Just as you enter Rhydwyn, Tan Y Felin will be seen on the right and No 9 is on the right.

### PARTICULARS PREPARED JHB/CJK/AH

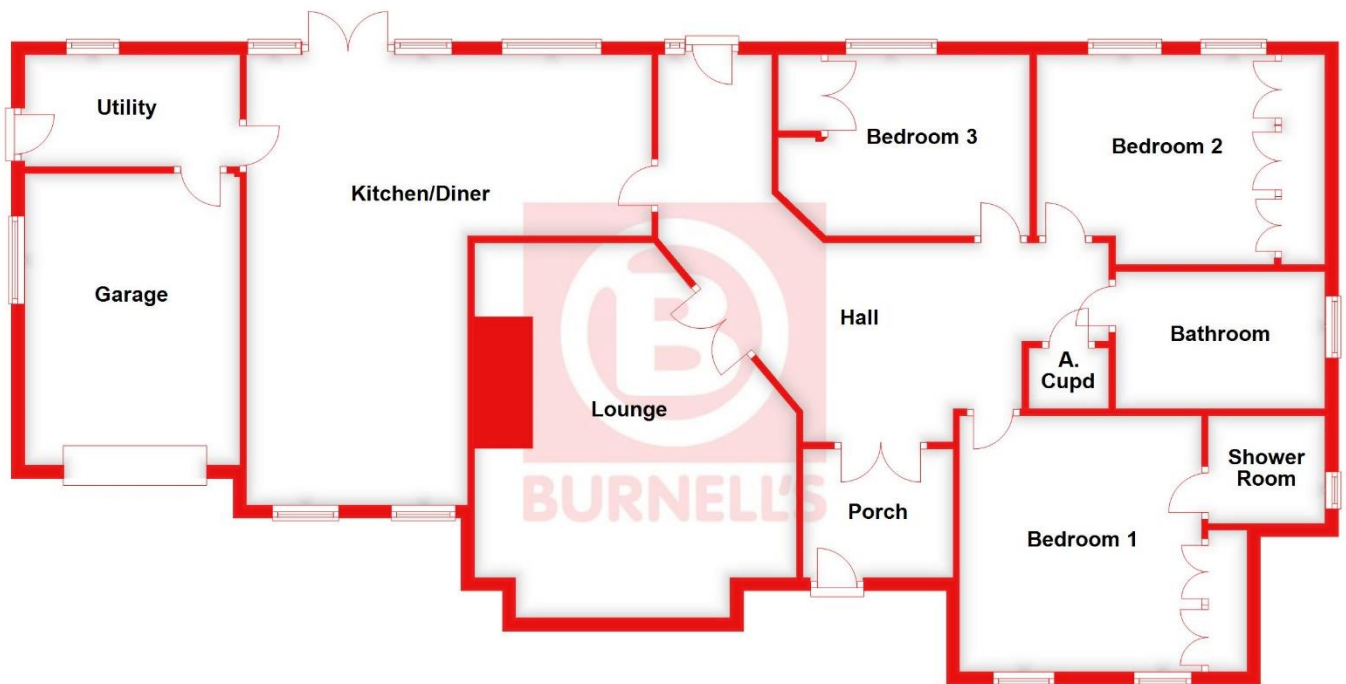
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	46 E	
21-38	F		
1-20	G		

**Ground Floor**

Approx. 154.6 sq. metres



Total area: approx. 154.6 sq. metres

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