



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

**3 Stanley Avenue  
Valley  
Anglesey  
LL65 3BD**

**O.I.R.O.  
£225,000**



**LOUNGE & KITCHEN/DINER  
SUPERB CONSERVATORY  
3 BEDROOMS  
BATHROOM/W.C.  
GAS CENTRAL HEATING**

**PVCu DOUBLE GLAZING  
ON-SITE PARKING & EXTENDED GARAGE  
REAR GARDEN WITH VERY LARGE TIMBER  
SHED**

**01407 762165**

**[www.nwpuk.co.uk](http://www.nwpuk.co.uk)**

**[enquiries@nwpuk.co.uk](mailto:enquiries@nwpuk.co.uk)**

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

**Description:** Attractive semi-detached chalet style house which benefits from an impressive conservatory and greatly extended garage, situated on this extremely popular development, convenient for Valley village, the A5 and most local amenities.

The accommodation briefly comprises **entrance hall** with cupboard housing the electric meter and consumer unit, with stairs to 1<sup>st</sup> floor.

The **lounge** has a wide bow shaped bay window with wide window board, glazed French doors opening into:

**Kitchen/Diner** which offers a range of fitted worktops, base and wall units incorporating a stainless steel sink, gas point, integrated extractor hood and plumbing for a washing machine; a PVCu double glazed patio door leads into:

Superb **rear conservatory** having walls to full height to 2 sides, with double glazed French doors opening onto the rear garden; with underfloor heating – run off the boiler, all beneath a pitched double glazed roof.

The 1<sup>st</sup> floor landing as a built-in linen cupboard and there are **3 bedrooms**, with the **bathroom** having a white 3-piece suite with thermostatic shower over the bath and chrome heated towel rail.

**Internal viewing of this property cannot be more strongly recommended.**

### Location

The property is situated on an established development in the heart of the excellent commercialised village of Valley, which offers an excellent range of amenities which include a wide range of shops, public house/hotel, restaurant, a primary school and railway station, and is within short driving distance of RAF Valley, and Holyhead town is approximately 4 miles distance offering an excellent range of out-of-town shopping, together with the mainline railway station and ferry port.

### Entrance Hall

### Lounge

Approx. 3.79m x 4.07m (12'5" x 13'4")

### Kitchen/Diner

Approx. 4.78m x 3.00m (15'8" x 9'10")

### Conservatory

Approx. 4.77m x 3.58m (15'8" x 11'9")

### 1st Floor

### Bedroom 1

Approx. 2.87m x 4.07m (9'5" x 13'4") (mainly)

### Bedroom 2

Approx. 3.03m x 2.65m (9'11" x 8'8")

### Bedroom 3

Approx. 1.82m x 2.42m (6'0" x 7'11")

### Bathroom

### Exterior

Concrete drive to front, flanked by a gravelled border and small lawn.

### Garage (with potential rear utility area)

Approx. 9.21m x 2.44m (30'3" x 8'0") (max.)

The garage has been substantially extended having a metal up-and-over door, and light and power; wall mounted condensing gas combination boiler; a 2nd electric consumer unit; water tap, with raised floor level to the rear portion of the garage; PVCu double glazed window and PVCu double glazed door opening onto the rear garden.



**Exterior (Continued)**

To the rear, is a concrete sitting area with outside water tap and double electric external socket. There is a pleasant lawned garden with tree, with a very large useful timber shed, with double doors.

**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 Valley on the A5 from Holyhead turn left onto the Gorad Road and after a short distance, turn right into Manning Drive and then take the 1st left into Stanley Avenue. The property will shortly be seen on the corner, on the right-hand side.

**PARTICULARS PREPARED JHB/AH**

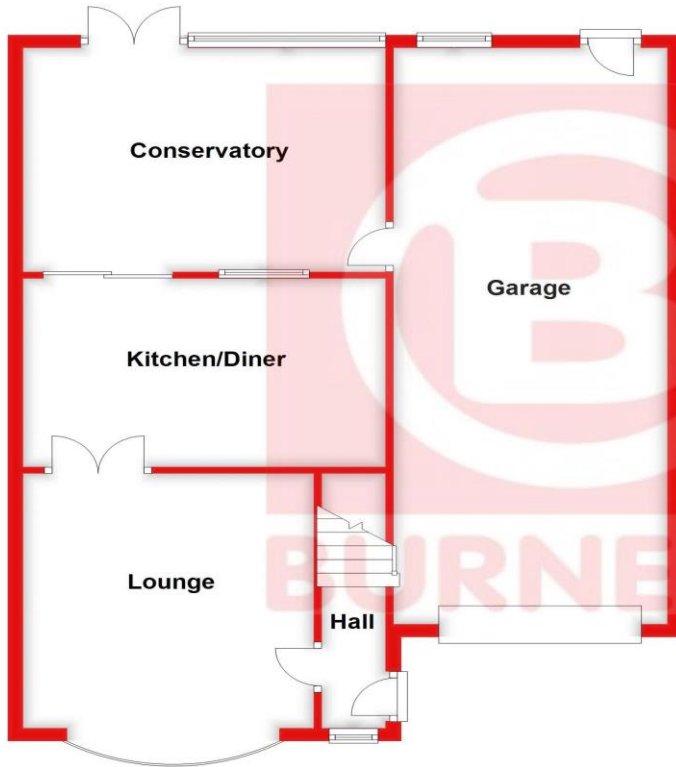
**REF: 11735675**



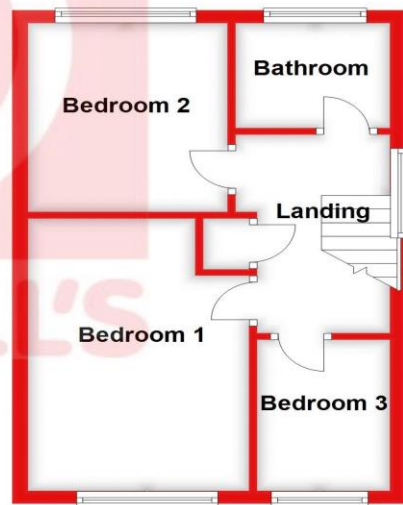
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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**



**First Floor**



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