



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

**Bryn Derwen  
Gorad Road  
Valley  
Anglesey LL65 3BS**

**O.I.R.O.  
£475,000**



**KITCHEN/BREAKFAST ROOM & UTILITY  
LOUNGE/DINER WITH WOOD BURNER  
4 BEDROOMS (1 EN SUITE)  
SIZEABLE TIMBER DECKED BALCONY (1ST FLR)  
OIL CENTRAL HEATING –  
WITH PARTIAL UNDERFLOOR HEATING TO G. FLR  
(BOILER INSTALLED NOV 2020)**

**PVCu DOUBLE GLAZING  
OAK VENEERED INTERNAL DOORS  
EXCELLENT PARKING, DETACHED PRE-FAB  
GARAGE & SIZEABLE GARDENS  
SUPERB RURAL & SEA VIEWS TO REAR TOWARDS  
AFON ALAW ESTUARY & HOLYHEAD BAY**

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

**Description:** Beautiful, extended and thoroughly impressive detached cottage which occupies a sizeable plot in this picturesque rural setting, commanding beautiful open rural/sea views to the rear towards the Afon Alaw Estuary and Holyhead Bay.

The property, which has been extensively and impressively refurbished/modernised, is situated in a highly desirable residential location, within walking distance of Gorad Beach and in close driving distance of Valley village, the A5 and A55 Expressway.

The accommodation briefly comprises of an attractive timber entrance door opening into an L-shaped **hallway**, with a lovely grey woodboard effect tiled flooring which extends into the kitchen/breakfast room and lounge/diner.

There are **2 bedrooms** to the ground floor, together with an impressive **bathroom** having a contemporary white suite consisting of a twin-ended bath with chrome mixer tap and shower attachment, wash hand-basin with vanity base cupboard, low level W.C. and shower cubicle with thermostatic rainfall shower head and handheld hose; tiled split-level floor with partial tiling to walls, extractor fan and chrome heated towel rail.

**Utility** with L-shaped butcher's block effect worktop with inset circular stainless steel sink unit and single base cupboard, double stand-up unit, tiled floor with plumbing for a washing machine. The hall leads into:

A lovely sizeable **kitchen/breakfast room** having a range of butcher's block effect worktops, base and wall units incorporating a single drainer 1½ bowl white enamel sink unit; breakfast bar; extractor hood, together with a wall unit housing electric meter and consumer unit; PVCu door to the outside.

Impressive extended **lounge/diner** having a wood burner set on a tiled hearth, with timber mantel; there is a full width projecting bay with feature corner windows to either side.

To the 1<sup>st</sup> floor are **2 further bedrooms** with the master bedroom having a white painted woodboard ceiling, with partial feature exposed A-frame, together with:

An **en suite shower room** having an attractive contemporary white suite with a 1½ width shower cubicle, with glazed screen and rainfall shower head with handheld hose; wash hand-basin set in a vanity surround with base cupboard and low level W.C. with concealed cistern; chrome heated towel rail, partial tiling to walls and extractor fan.

**Bedroom 4** has 2 side windows together with PVCu double glazed French doors opening onto a sizeable timber decked external **balcony**, enclosed by stainless steel/glazed balustrading, commanding magnificent views beyond open countryside, across Holyhead Bay and the Afon Alaw Estuary; useful undereaves storage.

**The property would make a beautiful retirement or holiday home, in a stunning location. Viewing is strongly recommended.**

### Location

The property is situated in a choice and highly sought after residential location, close to Gorad Beach, being ideally situated being on the outskirts of the excellent commercialised village of Valley, which offers direct access onto the A5 and A55 expressway. Holyhead town in within approximately 4 miles distance which offers an excellent range of out of town shopping together with main line railway station and port offering a regular ferry service to Ireland.

### Entrance Hall

### Bedroom 1

Approx. 2.74m x 1.95m (9'0" x 6'5")



## Bathroom

## Bedroom 2

Approx. 4.68m x 2.67m/2.06m (15'4" x 8'9"/6'9")

## Utility

Approx. 1.74m x 2.29m (5'9" x 7'6")

## Kitchen/Breakfast Room

Approx. 4.17m x 3.61m (13'8" x 11'10")

## Lounge/Diner

Approx. 6.04m x 3.83m (19'10" x 12'7")

## 1st Floor

## Bedroom 3 (Master)

Approx. 6.09m/3.84m x 2.05m/3.63m  
(20'0"/12'7" x 6'9"/11'11")

## En Suite Shower Room

## Bedroom 4

Approx. 3.63m x 4.19m (11'11" x 13'9")  
(mainly – exc. recess)

## Exterior

Double metal gates open onto a sizeable crushed slate parking and turnaround area.

## Detached Pre-Fabricated Garage

Sizeable garage with metal up-and-over door and side courtesy door.

## Exterior (Continued)

There is a pleasant lawned garden which wraps around the right-hand side and rear, enclosed by fencing to all sides, with 2 mature trees, some bushes and a paved patio to the rear left-hand corner.

There is a small strip of lawn to the front with **bin storage area**, and a path leads around the property with an external Worcester oil combination boiler to the side and plastic oil storage tank.

## 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

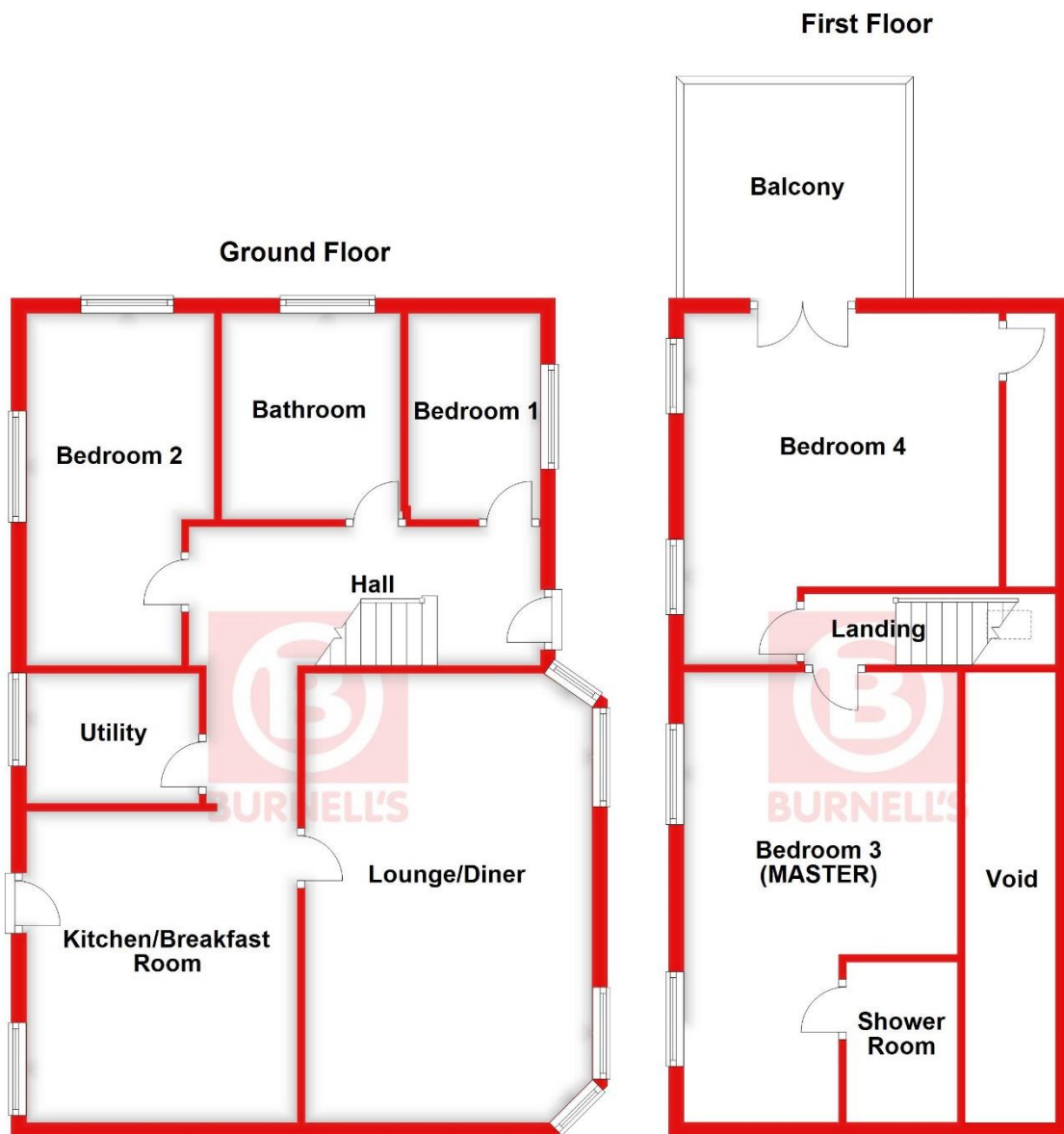
When travelling from Holyhead to Valley on the A5 turn left onto Gorad Road just as you enter the village just before the Warmer Brothers showroom. Proceed up Gorad Road and after passing the (4th) turning for Beach Road on the left-hand side, the property is the 2<sup>nd</sup> on the left.

## PARTICULARS PREPARED JHB/AH

REF: 10133548



Score	Energy rating	Current	Potential
92+	A		97   A
81-91	B		
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		



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