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**O.I.R.O.  
£330,000**



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

**Description:** Beautiful detached cottage occupying a choice roadside elevated position in a rural setting, commanding magnificent all-round rural views, including towards Snowdonia to the front and fine coastal views across the Irish Sea, including Holyhead Bay towards Holyhead and Holyhead Mountain to the rear. The property is situated in an Area of Outstanding Natural Beauty (AONB).

The accommodation briefly comprises PVCu entrance door to **porch**; **lounge** having floor-to-ceiling dressed stone fireplace (temporarily sealed).

**Hallway** with built-in cupboard housing a condensing LPG central heating boiler and electric meter cupboard with consumer unit.

L-shaped **kitchen/diner** having a range of fitted worktops, base and wall units incorporating a single drainer stainless steel sink; extractor hood; plumbing for a dishwasher.

**Bathroom** with white 3-piece suite with electric shower over the bath, together with an electric shaver point.

A **rear porch** having a worktop with plumbing for a washing machine beneath and tiled floor.

There are **2 bedrooms** off the inner hallway, both of which have built-in wardrobes.

**The property would make a lovely retirement bungalow or investment property, in this spectacular setting and early viewing cannot be more strongly recommended.**

#### **Location**

The property occupies a roadside position, in a most pleasant rural setting, on the periphery of Llanfaethlu village, being within a stone's throw of the recently built Ysgol Rhyd Y Llan primary school. The property is within approx. 3 miles of the beautiful, picturesque Church Bay and approx. 5.7 miles distance from the excellent commercialised village of Valley. Holyhead town which has a mainline railway station, excellent out of town shopping, and a regular car ferry service to Ireland is approx. 10.6 miles distance.

#### **Porch**

#### **Lounge**

Approx. 3.93m/3.50m x 4.16m (12'11"/11'6" x 13'8")

#### **Hallway**

#### **Kitchen/Diner**

Approx. 4.85m x 1.88m/2.80m (15'11" x 6'2"/9'2")

#### **Bathroom**

#### **Rear Porch**

#### **Inner Hallway**

#### **Bedroom 1**

Approx. 2.74m x 3.14m (9'0" x 10'4")

#### **Bedroom 2**

Approx. 3.31m x 2.38m (10'10" x 7'10")

#### **Exterior**

Double metal gate opens onto a concrete drive.

#### **Detached Garage**

Sizeable detached garage with metal up-and-over door; PVCu side courtesy door and PVCu double glazed window.



**Exterior (Continued)**

Strip of lawn to front with concrete path which extends around the property, with gates to either side.

Pleasant lawned garden to side and rear flanked by hedgerows, bordering open fields and commanding superb coastal views, including across Holyhead Bay towards Holyhead Mountain. LPG tank to the side. Water tap to rear.

**N.B. There is a Scottish Power telegraph pole on the front boundary.**

**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 on the A5, turn left at the Valley traffic lights onto the A5025. Follow the road through the village of Llanfachraeth, continuing past the Blas Mwy (Black Lion) restaurant on the right-hand side. Continue up the hill, turning left up the brow into Llanfaethlu. Continue up the hill, turn left where signposted for Llanfwrog just before the brow of the hill. Continue down the hill, passing the junction on the right-hand side opposite the red post box and the property is the 2nd bungalow on the right thereafter.



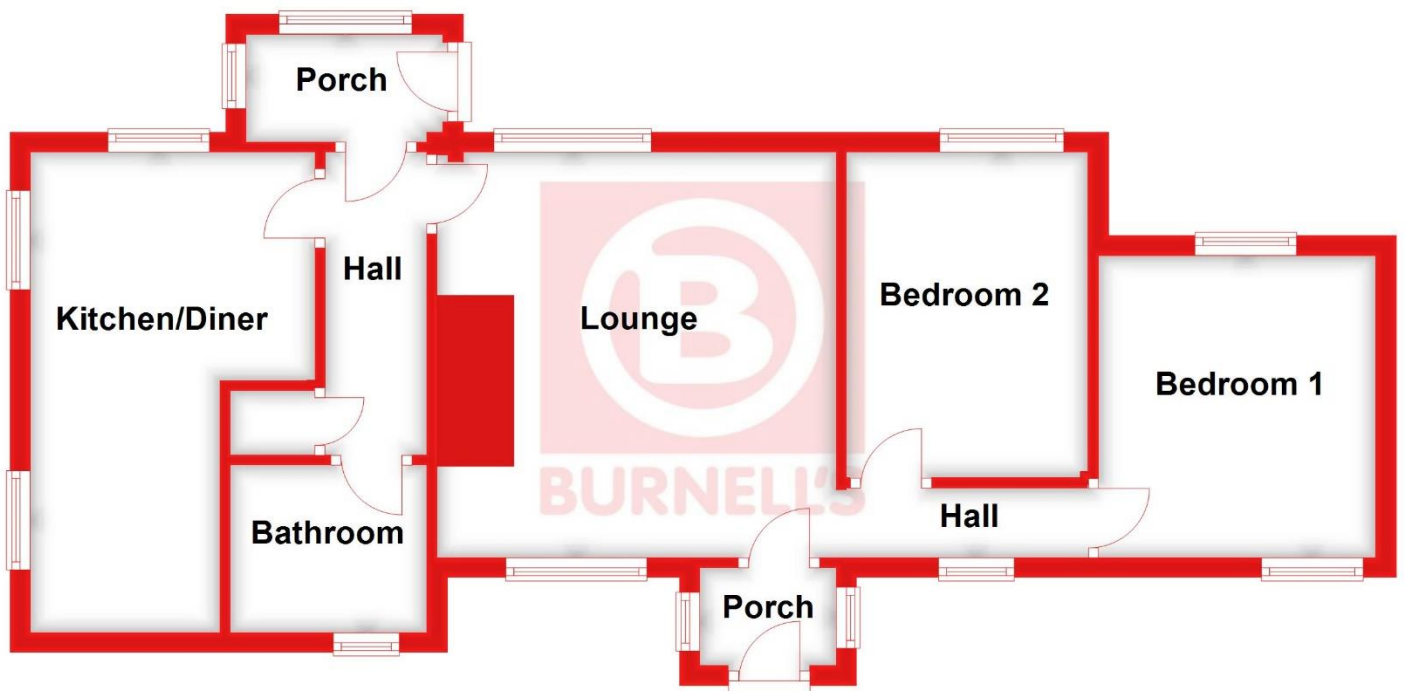
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Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

**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. 58.5 sq. metres



Total area: approx. 58.5 sq. metres

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