



Minffordd Road, Caergeiliog - £195,000

 **Rhosneigr Property**  
RHOSNEIGR'S LOCAL ESTATE AGENT

Ednam House, Minffordd Road, Caergeiliog HOLYHEAD  
LL65 3NA

## Key features

- Spacious Detached Home
- Popular Residential Neighbourhood
- Huge potential to add value
- Substantial rear garden
- Situated on a very large plot of nearly  $\frac{1}{4}$  Acre
- Gas Central Heating & uPVC Double Glazing
- Front & Rear Gardens
- Detached Single Garage & Off Road Parking

This is a rare opportunity to buy a substantial detached property, on a huge plot with loads of potential to add value. This 3 bedroom, 4 reception room detached house is located in a popular residential area, only a short distance from the A55. Located in a popular residential neighbourhood, close to the RAF base, this spacious Detached home is a perfect choice for any growing family looking for a larger home with an abundance of outdoor space and storage.

On the Ground floor the property briefly comprises Porch, entrance hall leading to a large Lounge and Large rear kitchen that provides access to the garden. Off the Entrance hall also leads to a further 3 reception rooms, separate utility room, storage room and a rear porch providing access to the garden. From the Entrance hall there are stairs that lead to 3 double bedrooms and a bathroom on the first floor.

Outside there is a front garden mainly laid to lawn with a walled boundary. On the left side of the house there is a gated driveway providing hardstanding for several vehicles and leads to the external single garage with an up and over door.

Needing extensive modernisation there is an opportunity to create a finish to your own desired specification and add value. The property benefits from a gas central heating system as well as uPVC double glazing. The property is offered with vacant possession and no ongoing chain.



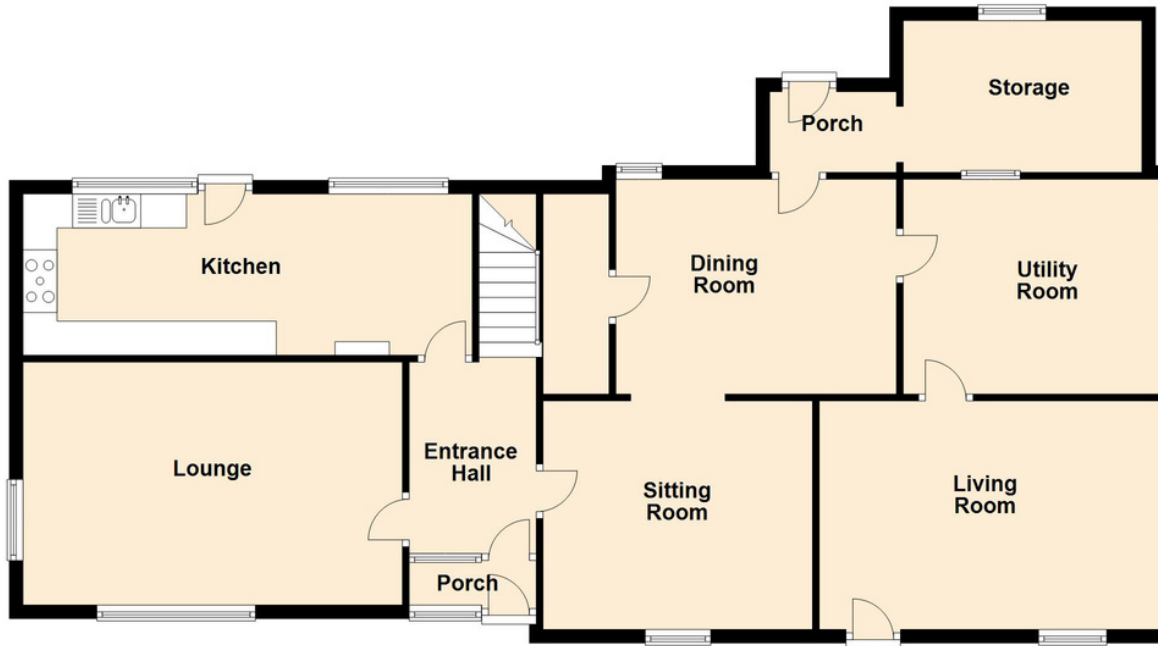






### Ground Floor

Approx. 111.9 sq. metres (1204.7 sq. feet)



### Accommodation

#### Ground Floor

##### Porch

Entrance Hall 3.05m x 1.87m

Lounge 5.58m x 3.58m

Kitchen 6.60m x 2.37m

Sitting Room 3.94m x 3.29m

Dining Room 3.92m x 3.78m

Living Room 5.00m x 3.36m

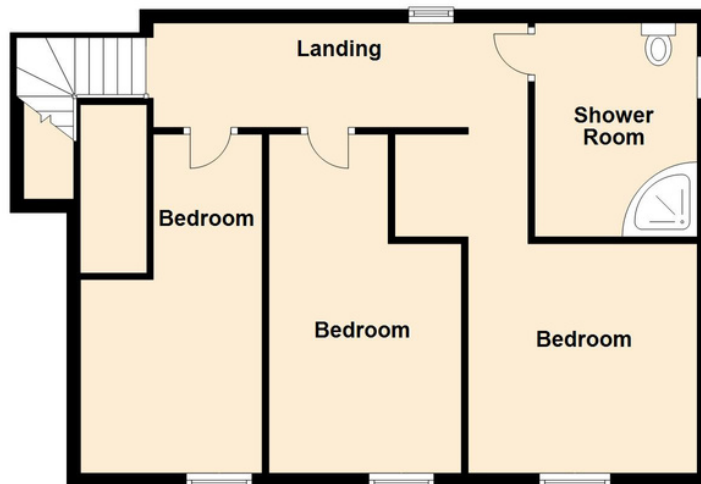
Utility Room 2.66m x 3.31m

##### Rear Porch

Rear Storage Room

### First Floor

Approx. 61.4 sq. metres (660.9 sq. feet)



#### First Floor

Landing 5.30m x 1.16m

Bedroom 3.71m x 3.71m

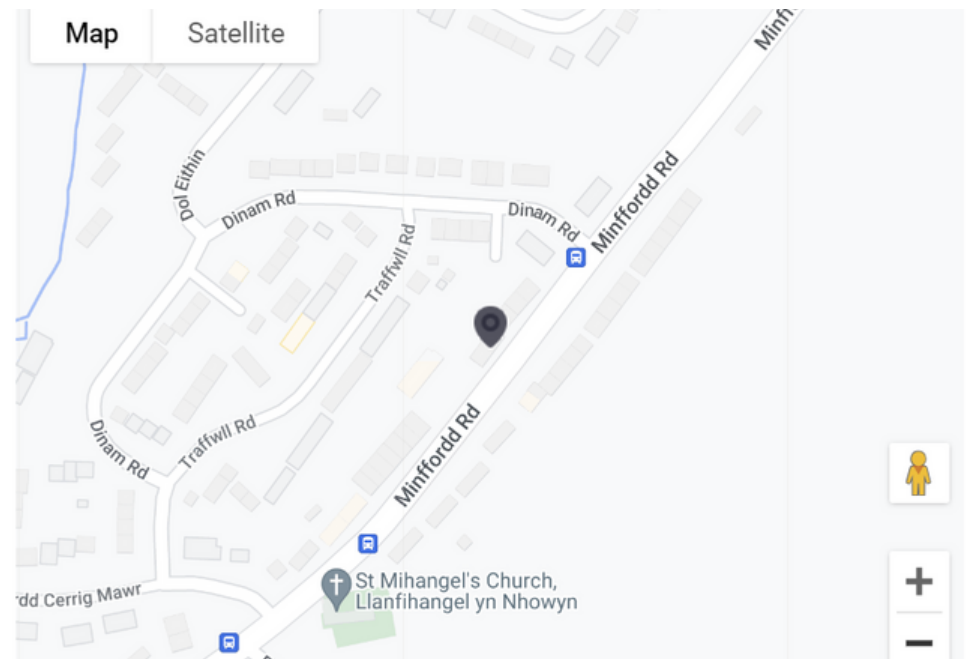
Bedroom 3.95m x 2.84m

Bedroom 3.48m x 3.37m plus 1.94m x 1.35m

Bathroom 2.71m x 2.51m

Total area: approx. 173.3 sq. metres (1865.6 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

