



Tan yr Efail , Llanfairynghornwy, Holyhead, Isle  
Of Anglesey, LL65 4LL

**môn**  
PROPERTIES

**Price: £335,000**

- Deceptively Spacious 5 Bedroom Family House
- Lovely Peaceful Country Location - 2 miles of Coast
- Large Garden Plot with Extensive Parking
- Stunning Open Plan Lounge/Diner/Fitted Kitchen
- Conservatory, Games Room, Utility Room
- 2 Ground floor Bedrooms, 3 First Floor Bedrooms
- G/F Shower Room, F/F Bathroom
- Oil Central Heating & UPVC Double Glazing





#### Accommodation - Ground Floor

Side double glazed door to

#### Hallway 14' 5" x 2' 7" (4.4m x 0.8m)

Downlighters, tiled floor.

#### Open Plan Lounge, Diner and Fitted Kitchen 26' 9" x 18' 10"

(8.16m x 5.75m) max reducing to 3.7 & 3.75m

Lounge area - Has a fireplace recess with solid fuel room heater, Open tread timber staircase with glass balustrade, double Glazed window. Dining Area - Has double glazed patio doors and side panels to conservatory Fitted Kitchen - Is fitted out with a contemporary range of base and wall units with timber working surfaces extending a a peninsular/breakfast bar - tiled splash backs, inset sink unit, including double oven, hob, canopy, integral dishwasher and fridge. Double glazed window. The room has tiled floors and downlighters.



#### Conservatory 11' 10" x 7' 10" (3.6m x 2.4m)

Having a tiled floor and double glazed door with access to patio and overlooking rear gardens and wooded area.



#### Games/Hobby Room 16' 1" x 11' 2" (4.9m x 3.4m)

Being the former garage and now a pool room - with 3 double glazed windows and patio doors to front patio, radiator, oil fired central heating boiler, cupboard and consumer unit

**Bedroom 3** 10' 10" x 10' 2" (3.3m x 3.1m)

Double Glazed window, radiator.

**Bedroom 4** 10' 2" x 9' 11" (3.09m x 3.02m)

Double glazed window, radiator.

**Shower Room** 8' 10" x 5' 11" (2.7m x 1.8m)

Refitted with large walk in shower enclosure and electric shower, close coupled w.c., wash basin, tiled walls and floor, heated towel rail and radiator, double glazed window, extractor, downlighters

**Utility room** 8' 10" x 7' 10" (2.7m x 2.4m)

Fitted with base and wall units with wrap around worktops and ample provision for appliances, double glazed window, tiled floor.

**First Floor Landing** 15' 9" x 4' 6" (4.8m x 1.37m)

Fitted bank of lockable Cupboards, laminate floor

**Bedroom 1** 14' 9" x 8' 10" (4.5m x 2.7m)

Rear Double glazed window, radiator, fitted bank of wardrobes

**Bedroom 2** 14' 9" x 8' 2" (4.5m x 2.5m)

Rear double glazed window, radiator, fitted bank of wardrobes

**Bedroom 5** 9' 5" x 8' 0" (2.86m x 2.44m)

Doble glazed window, radiator.

**Refitted Family Bathroom** 7' 10" x 5' 11" (2.4m x 1.8m)

Having panelled bath and in bath electric shower and side screen, close coupled w.c., wash basin, tiled walls, double glazed window, heated towel rail/radiator, extractor fan

**Exterior**

The property is approached by a right of way across the adjoining property to a swing timber gate. This leads to a large brick paved drive and parking area with room for several vehicles, caravan and boat space. Extensive front garden extending into corner and mainly to gras with shrubs and bushes. Open access to either side, patio area and oil fuel tank. Side pave path to lower level large rear gardens with grassed areas timber shed and overlooking wooded area. 2 Paved patio area and steps, stepped timber decking area, cold water tap.

**Facilities - Oil Fired Central Heating UPVC Double Glazing****Services - Mains Water Electricity ( no gas) and Private Septic Tank****Drainage****Council Tax Band D Energy Performance Rating D****Tenure - Freehold****Disclaimer**

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Total Area: 156.9 m<sup>2</sup> ... 1689 ft<sup>2</sup>

All measurements are approximate and for display purposes only

