



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



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



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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**

The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. If you require any clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Buyers are advised to make their own enquiries regarding any necessary planning permission or other approvals required to extend this property. Enquiries should be completed prior to any legal commitment to purchase.





Total Area: 156.9 m² ... 1689 ft²
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	95 D	68 D
39-54	E		
21-38	F		
1-20	G		

