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# 22 Mill Road
# Holyhead
# Anglesey
# LL65 2TA

**O.I.R.O.**
**£235,000**

**1 RECEPTION ROOM**
**SUPERB SUN LOUNGE**
**2 DOUBLE BEDROOMS**
**IMPRESSIVE FITTED KITCHEN/DINER**
**PVCu DOUBLE GLAZING**

**GAS CENTRAL HEATING**
**EXCELLENT ON-SITE PARKING**
**S/D SINGLE GARAGE**
**LANDSCAPED REAR GARDEN & PATIO**
**NO ON-GOING CHAIN**

**01407 762165** **www.nwpuk.co.uk** **enquiries@nwpuk.co.uk**
**15/17 Market Street, Holyhead, Anglesey, LL65 1UL**

**Description:** Impressive semi-detached bungalow, occupying a sizeable landscaped non-estate roadside plot, in this highly sought after residential location, on the cusp of fine rural and coastal walks, and convenient for most local amenities.

The property has been refurbished and modernised in recent years with the recent addition of a stunning sun lounge, and the property benefits from extensive on-site parking, and beautiful rear garden.

The accommodation briefly comprises of a PVCu entrance door with leaded double glazed panel opening into an **entrance porch** having a tiled floor with glazed inner door to **entrance hall**, which has a spacious built-in cloaks cupboard.

The **front lounge** has an attractive marble fireplace with oak surround, with gas point.

There are **2 double bedrooms**.

The **bathroom** has a white suite comprising of a panelled bath, pedestal wash hand-basin and low level W.C. with shower cubicle having a thermostatic shower with rainfall showerhead and hand held hose, tiled floor with partial tiling to walls and built-in airing cupboard housing a condensing gas combi boiler and shelving; a loft hatch with pull down ladder gives access to a sizeable partially floored **loft** storage area with light.

There is a spacious and **impressive fitted kitchen/diner** comprising of an excellent range of fitted worktops, base and wall units, incorporating a single drainer stainless steel sink unit, gas hob with stainless steel extractor hood over together with a stand-up unit with electric grill/oven, and there is an integrated dishwasher and plumbing for a washing machine; PVCu double glazed door leads into:

**Stunning sun lounge** having dwarf walls with PVCu double glazing to 3 sides with double glazed French doors, electric heater and beneath a solid roof.

**Early viewing of this superb property is strongly recommended.**

**Location**

The property is situated in a semi rural location on the outskirts of Holyhead town centre and is ideally situated for fine country and coastal walks, including Porthdafarch Beach, with Holyhead Leisure Centre being in the immediate vicinity as are 2 well regarded primary schools. The property is convenient for town centre port/railway station including the Holyhead Golf Club, Treaddur Bay, the excellent out-of-town shopping offered at the nearby Penrhos Estate together with direct access onto the A55 Expressway.

**Entrance Porch**

**Hall**

**Lounge**
Approx. 4.00m/3.65m x 4.23m (13'1''/12'0'' x 13'11'')

**Bedroom 1**
Approx. 4.00m x 3.62m (13' 1'' x 11' 11'')

**Bedroom 2**
Approx. 3.68m x 3.94m (12' 1'' x 12'11'')

**Kitchen/Diner**
Approx. 3.95m x 4.03m (13' 0'' x 13' 2'')

**Sun Lounge**
Approx. 2.65m x 3.59m (8' 8'' x 11' 9'')

**Bathroom**

**Exterior**

Very long, attractive coloured paved effect concrete drive, offering extensive on-site parking with a water tap to left hand side. Lawned garden to front bordered by well-stocked borders, with hedgerow to front boundary, with a coloured paved effect concrete path alongside the front elevation.

**Semi-Detached Single Garage**
Approx. 5.18m x 2.53m (17'0'' x 8'4'')
Metal up-and-over door; PVCu double glazed window (no light and power but there is a electric cable in situ).

**Exterior (Continued)**

Beautifully landscaped rear garden with a paved path around the sun lounge leading to a paved patio to left hand corner. Lovely rear lawned garden, partially sub-divided by concrete path with a wide variety of shrubs, bushes and sapling trees, with small paved storage area to the rear of the garage/store.

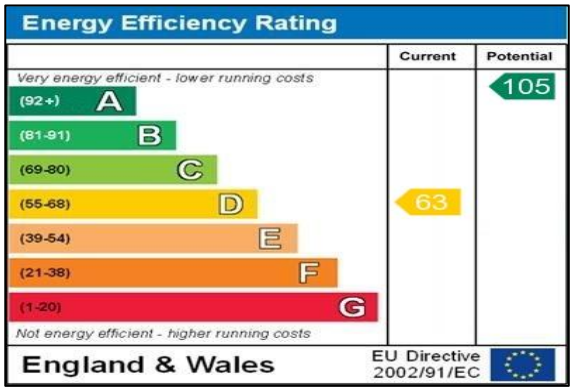
**Lean-To Store (to rear of garage)**
Approx. 3.52m x 2.54m (11' 7'' x 8' 4'')
PVCu door with double glazed panel and PVCu double glazed window.

**Tenure**

We have been advised by the Seller that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitor.

**Directions**

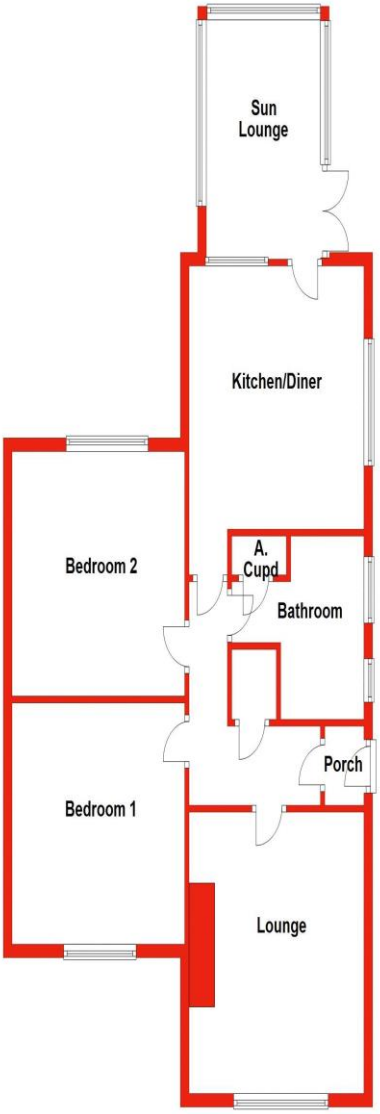
When travelling out of Holyhead take the 1st exit after the A55 (on the main roundabout), passing Asda on the left-hand side. Continue over the hill passing the turning for Cyttir Road on the left-hand side and take the next right turn onto Mill Road. Continue and the property will be seen on the right-hand side.




**PARTICULARS PREPARED JHB/CJK**
**REF: 11152104**

**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




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