



BURNELL'S
the smarter way to sell

**Can Y Gwynt
Llanrhyddlad
Anglesey
LL65 4BG**

**OFFERS OVER
£750,000**



**RECEPTION HALLWAY/DINING ROOM
SPACIOUS LOUNGE
KITCHEN/BREAKFAST ROOM & UTILITY
G.FLR BATHROOM & SEPARATE W.C.
SITTING ROOM/STUDY & CONSERVATORY
4 BEDROOMS – 2 WITH EN-SUITE
PVCu DOUBLE GLAZING & OIL CENTRAL HEATING**

**16 PV SOLAR PANELS OFFERING DISCOUNTED
ELECTRICITY
EXTENSIVE ON-SITE PARKING, FARM
OUTBUILDINGS AND ALL IN ALL SET IN APPROX.
JUST OVER 10 ACRES OR THEREABOUTS
LOVELY RURAL & DISTANT SEA VIEWS**

01407 762165

www.nwpuk.co.uk

enquiries@nwpuk.co.uk

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

Description: What an opportunity to acquire a thoroughly impressive and extremely spacious chalet style bungalow, boasting excellent on-site parking, an extensive range of former farm buildings, together with approx. just over 10 acres or thereabouts, set in a beautiful rural setting, **enjoying fine open rural views including excellent distant sea views** from the 1st floor.

The property is ideally situated being within short driving distance of numerous superb beaches, including Cemaes Bay, the Anglesey Coastal Path and is convenient for the nearby new "super" primary school, Ysgol Y Llannau.

The property should attract a wide range of interest from equestrian enthusiasts, or from various tradesmen that require extensive parking and buildings.

The accommodation briefly comprises of an **entrance porch/vestibule** leading into a **spacious reception hallway/dining room**, having stairs to 1st floor with understairs cupboard.

There is an **impressive lounge** with an attractive deep recessed decorative fireplace opening with timber surround (built into a false chimney breast) with PVCu double glazed French doors with matching sidelights to the rear commanding superb open rural views towards Snowdonia.

The **kitchen/breakfast room** offers an attractive fitted kitchen with an extensive range of worktops, base and wall units incorporating a stainless steel sink, Calor gas hob and stand-up unit with electric grill/oven; pull out larder unit, integrated extractor hood, dishwasher and fridge, tiled floor, PVCu door with double glazed panel to outside.

Utility room with tiled floor, range of worktops with sink, range of base cupboards, oil central heating boiler, plumbing for a washing machine, extractor fan, electric consumer unit and PV Solar panel electrical inverter unit and door to outside.

The **inner hall** gives access to **2 bedrooms**, a **cloak room/W.C.** and **sitting room/study**, off which is a **bathroom** having a white suite comprising of a panelled bath with thermostatic shower and glazed shower screen, W.C., wash hand-basin with vanity base cupboard, tiled floor, extractor fan and partial tiling to walls.

Double glazed French doors from the **sitting room/study**, lead into an **impressive conservatory** comprising of dwarf walls with PVCu double glazing to 3 sides, beneath a polycarbonate roof with external door.

To the 1st floor is a **reception landing** with walk-in lined cupboard and an undereaves storage cupboard.

There are **2 large bedrooms**, 1 with **en-suite shower room** and 1 with **en-suite bathroom**.

Viewing of this impressive property cannot be more strongly recommended.

Location

The property is situated in a rural position close to the Hamlet of Llanrhyddlad, being within approx. 5 miles driving distance of the beautiful coastal village of Cemaes Bay and 8 miles from the excellent commercialised village of Valley and the A5 which offers access onto the A55 expressway. Holyhead town is approx. 13 miles distance.

Entrance Porch

Approx. 2.35m x 2.67m (7' 9" x 8' 9")

Reception Hallway/Dining Room (L-shaped)

Approx. 6.00m x 3.29m/5.53m (19' 8" x 10' 10"/18' 2")

Lounge

Approx. 5.66m x 4.13m (max.) (18' 7" x 13' 7")

Kitchen/Breakfast Room

Approx. 5.65m x 3.37m (18' 6" x 11' 1")

Utility Room

Approx. 4.39m x 1.87m (14' 5" x 6' 2")

Inner Hall



Bedroom 1

Approx. 3.29m x 2.92m (10' 10" x 9' 7")

Bedroom 2

Approx. 2.96m x 3.71m (9' 9" x 12' 2")

Cloak Room/W.C.**Sitting Room/Study**

Approx. 4.08m x 3.59m (13' 5" x 11' 9")

Bathroom**Conservatory**

Approx. 4.85m x 2.93m (15' 11" x 9' 7")

1st Floor Reception Landing**Bedroom 3 (L-shaped)**

Approx. 7.07m x 2.29m/4.49m (23' 2" x 7' 6"/14' 9")

Bedroom 4

Approx. 6.35m x 3.67m (20' 10" x 12' 0")

En-suite Shower Room**En-Suite Bathroom****Exterior**

There are 2 wide entrances off the highway with the left hand entrance being gravelled and the right hand entrance having double galvanised gates which lead onto an extensive tarmacadam drive

Double Pre-Fabricated Garage

Approx. 6.59m x 5.42m (21' 7" x 17' 9")

With concrete ramped entrance; 2 metal up-and-over doors; light and power; the walls and ceiling have been insulated and dry-lined; rear door leading to an **integral store**

Approx. 6.59m x 2.26m (21' 7" x 7' 5") - Again with insulated dry-lined walls and ceiling; external door with PVCu double glazed window; light and power.

The extensive range of outbuildings briefly comprise of:

Detached Garage/Workshop

Approx. 6.12m x 4.59m (20' 1" x 15' 1")

Folding timber doors, light and power. Large former farm building with water supply subdivided into different units.

Stable

Approx. 8.72m x 5.31m (28' 7" x 17' 5")

Light and power, water supply and partially sub-divided by internal partitions and gate.

Middle Store

Approx. 8.70m x 6.53m (to piers) (28' 7" x 21' 5")

Sub-divided into animal pens, with light and power.

Right Hand Garage

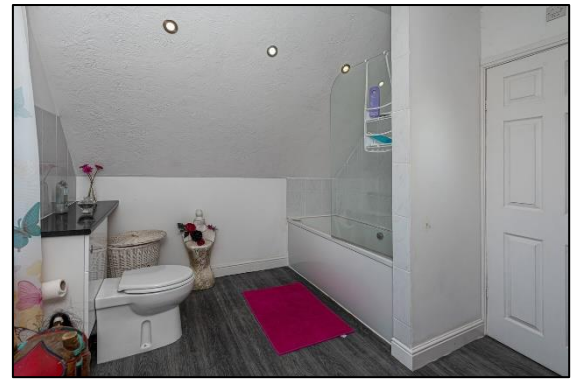
Approx. 13.79m x 4.83m/9.49m (45' 3" x 15' 10"/31' 2")

Double sliding doors, light and power, water supply, this leads into a **rear store/barn** Approx. 4.94m x 3.93m 16' 2" x 12' 11" Double wooden gates.

Utility

Approx. 4.13m x 3.62m (13' 7" x 11' 11")

Light and power; PVCu door with double glazed panel to outside.



Small Lean-To Gardening Store.

Exterior (Continued)

A galvanised gate from the tarmacadam drive leads via a small paddock/grassed access route via another galvanised gate to the rear acreage. There is a lovely secluded rear lawn garden with children’s slide and swing, having a paved patio paved patio and water tap. The rear land wraps around the left-hand side of the property to access the farm outbuildings.

Council Tax – Band F

N.B. We are informed that the neighbouring property known as Erw has rights of access to their water main.

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 from Holyhead to Valley on the A5 turn left at the Valley traffic lights onto A5025. Follow the road through Llanfachraeth and Llanfaethlu and as you enter Llanrhyddlad, turn right just after the bus stop (and just before & opposite the Chapel). Can Y Gwynt will be seen on the right hand side.

PARTICULARS PREPARED JHB/AH/CJK
REF: 11080331

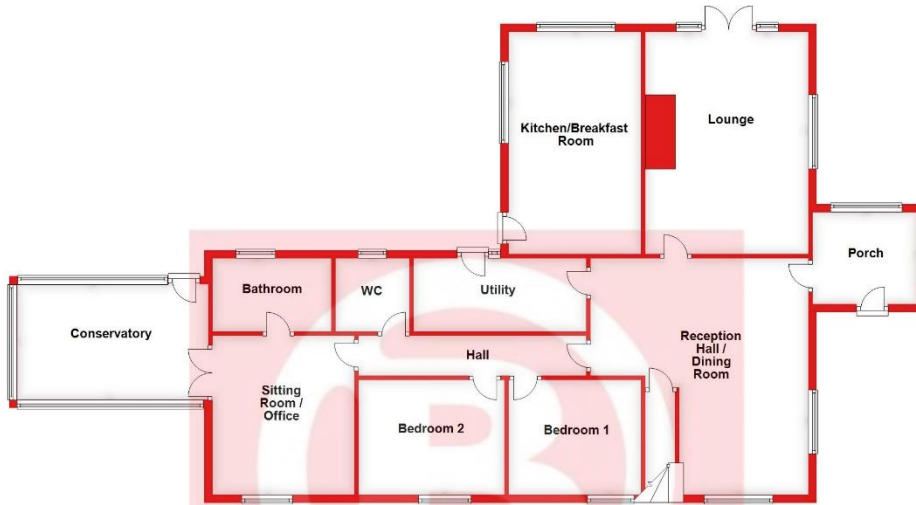


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

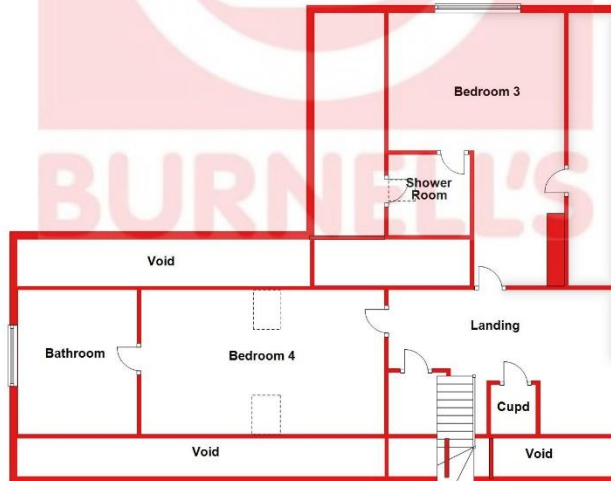


THE PROPERTY MISEDDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure 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. 154.8 sq. metres



First Floor
Approx. 134.5 sq. metres



Total area: approx. 289.3 sq. metres
Floor space only, approx. & for guide purposes only
Plan produced using Planity.