



BURNELL'S
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**Tre Iago
Mill Road
Holyhead
Anglesey LL65 2LW**

**O.I.R.O.
£398,000**



**1 RECEPTION ROOM
KITCHEN/DINER
3 G/FLR BEDROOMS & 2 LOFT BEDROOMS
BATHROOM/W.C. & SHOWER ROOM/W.C.
PVCu DOUBLE GLAZING, PARTIAL OIL HEATING &
PARTIAL UNDERFLOOR HEATING**

**DETACHED ANNEX - LOUNGE/DINER; KITCHEN;
BEDROOM WITH EN-SUITE SHOWER ROOM/W.C.
PLEASANT LAWNED GARDENS
ON-SITE PARKING, INTEGRAL GARAGE & UTILITY
LOVELY RURAL & DISTANT SEA VIEWS**

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

Description: Spacious detached bungalow of immense character, which benefits from a most impressive detached annex, situated in a lovely rural location adjacent to Holyhead golf course, and close to the coast yet being on the periphery of Holyhead town centre and convenient for most local amenities.

The annex would be suitable for either overspill family accommodation or as an excellent source of secondary income.

Main bungalow - The accommodation briefly comprises of a timber entrance door opening into an **entrance hall** with stairs to 1st floor and off which is the **inner hallway**.

Sizeable lounge with sealed fireplace opening having an integral oak mantel, tiled hearth and open-joint ceiling.

Kitchen/diner with the kitchen offering range of fitted worktops, base and wall units, with a sink, electric ceramic hob and stand-up unit housing an electric grill/oven; extractor fan, open-joint ceiling PVCu double glazed French doors opening onto the rear patio.

There are **3 ground floor bedrooms**, together with a **bathroom** having a 3-piece coloured suite together with a **shower room**, again having a coloured 3 piece suite with a built-in airing cupboard having a foam lagged hot water cylinder.

Sizeable and most useful **1st floor reception landing** with skylight enjoying lovely rural and distant sea views; there a **2 loft bedrooms** both with skylights enjoying lovely rural and distant sea views with both having wash hand basins set in vanity surrounds with double base cupboards.

Detached Annex - PVCu double glazed door opens into the **bedroom** which has a double built-in wardrobe and **en-suite shower room** having an attractive fitted contemporary white 3-piece suite with electric shower to cubicle and chrome heated towel rail.

Very attractive galley kitchen with long butchers block effect worktop and range of base cupboards, incorporating a stainless steel sink unit and electric ceramic hob with electric oven beneath, stainless steel extractor hood, an integrated dishwasher and washing machine, tiled floor, electric wall radiator, feature timber clad purlin and large feature skylight.

Lounge/diner with tiled floor, 2 feature timber clad purlins, 2 skylights, decorative fireplace, with PVCu double glazed French doors opening onto the rear patio.

The property enjoys excellent potential to make a lovely permanent or holiday home with the added benefit of a superb detached annex, benefitting from an extensive split level rear garden, paved patio and lovely rural and distant sea views. Viewing is recommended.

Location

The property is situated in a semi rural location on the outskirts of Holyhead town centre. The property 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 on the A55 Expressway.

Main bungalow

Entrance Hall

Lounge

Approx. 6.03m x 3.60m (mainly) (19' 9" x 11' 10")

Kitchen/Diner

Approx. 6.14m x 2.76m (20' 2" x 9' 1")

Bedroom 1

Approx. 3.62m x 3.43m (11' 11" x 11' 3")

Bedroom 2

Approx. 3.74m x 3.44m (mainly) (12' 3" x 11' 3")

Bedroom 3

Approx. 3.72m x 3.12m/2.77m (12' 2" x 10' 3"/9' 1")



Family Bathroom

Shower Room

Reception Landing

Approx. 5.24m x 3.74m (17' 2" x 12' 3")

Loft Bedroom 4

Approx. 4.53m x 3.74m (mainly) (14' 10" x 12' 3")

Loft Bedroom 5

Approx. 4.08m x 3.74m (13' 5" x 12' 3")

Exterior

A wide entrance leads onto the driveway, with gravelled path and steps up to the front door, together with a front lawned garden. Gravelled and paved path to left hand side.

Integral Garage

Approx. 5.93m x 3.25m (19' 5" x 10' 8")

Metal up and over door (needs replacing) and has been lined internally; timber door, PVCu double glazed window, light and power, with electric meter and consumer unit, an internal door opens into:

Utility

Approx. 3.22m x 3.50m (mainly) (10' 7" x 11' 6")

Worcester conventional oil central heating boiler, sink and 2 worktops, 2 PVCu double glazed windows.

Detached Annex

Bedroom

Approx. 4.54m x 3.04m (14' 11" x 10' 0")

En-Suite Shower Room

Kitchen

Approx. 5.35m x 1.62m (17' 7" x 5' 4")

Lounge

Approx. 5.35m x 2.60m (17' 7" x 8' 6")

Exterior Continued

Sizeable split level paved patio serving the annex and bungalow, with outside water tap, together with a small dilapidated timber lean-to greenhouse. Lawned garden with rock outcrop to rear of the annex, with steps leading down to a large low level garden, enclosed by shrubs and trees bordering open fields.

Council Tax - Band F.

N.B.

FYI, BUYERS ARE KINDLY ASKED TO ENQUIRE WITH THE AGENTS REGARDING THE HISTORY OF THIS SITE, PRIOR TO ARRANGING ANY VIEWINGS.

Tenure

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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 48 E | |
| 21-38 | F | | |
| 1-20 | G | | |

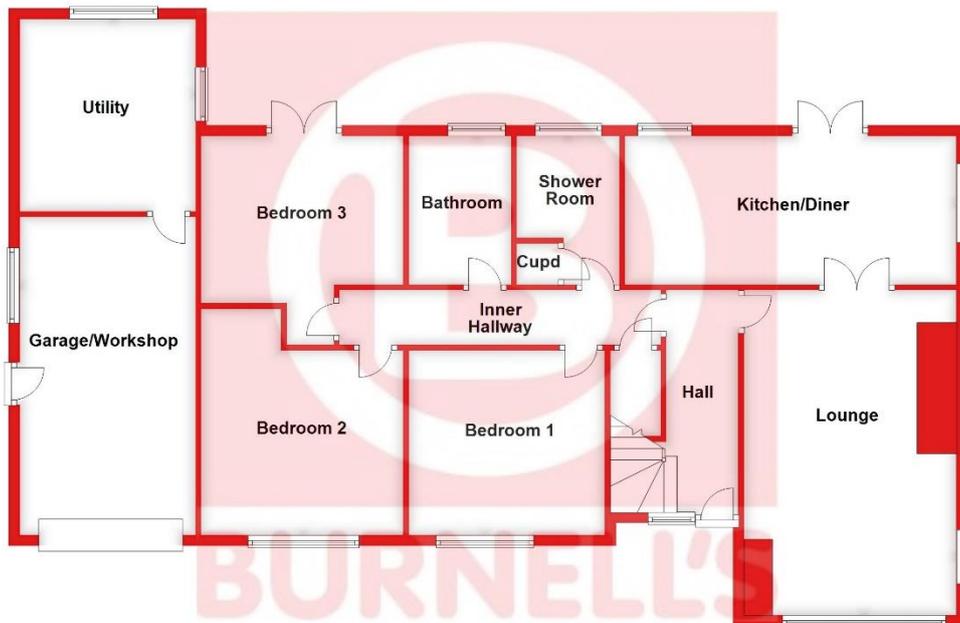
Directions

When travelling out of Holyhead take the 2nd exit off the large roundabout towards Trearddur Bay, continue passing the Anglesey Pet Clinic on the left hand side taking the next right hand turn after the former Chapel onto Mill Road opposite the bus shelter. Follow the road into open countryside, turning left onto a private unmade track signposted as a public footpath with Tre Iago and 2 other properties named on the gate post. Tre Iago is the 3rd property on the left hand side.

**PARTICULARS PREPARED JHB/CJK
REF:11612009**

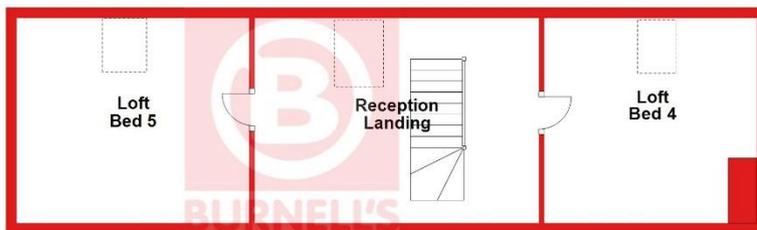
Ground Floor

Approx. 140.2 sq. metres



First Floor

Approx. 53.3 sq. metres



Total area: approx. 193.5 sq. metres

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

Ground Floor

Approx. 40.1 sq. metres



Total area: approx. 40.1 sq. metres

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

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.