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**4 The Rise
Treaddur Bay
Anglesey
LL65 2UY**

**O.I.R.O.
£495,000**



**LOUNGE & OPEN-PLAN HALLWAY/DINING AREA
CONSERVATORY & STUDY/SNUG
KITCHEN, UTILITY & W.C.
4 BEDROOMS WITH THE MASTER BEDROOM
HAVING AN EN-SUITE SHOWER ROOM/W.C.
SIZEABLE BALCONY**

**ATTRACTIVE CONTEMPORARY FAMILY BATHROOM
PVCu DOUBLE GLAZING & GAS CENTRAL HEATING
ON-SITE PARKING & INTEGRAL DOUBLE GARAGE
LANDSCAPED GARDENS & DETACHED STORE
NO ON-GOING CHAIN**

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

Description: Thoroughly impressive, larger than average spacious detached chalet style house, occupying a landscaped plot on this sought after development within walking distance of Trearddur's thriving village centre and stunning beach.

We understand the original standard design was reconfigured and extended, when 1st built, resulting in an integral double garage, large balcony and superb family sized living accommodation.

The accommodation briefly comprises of a double glaze entrance door with sidelight to **entrance porch** having a quarry tiled floor, timber sealed double glazed inner door with matching sidelight opening into:

A spacious **feature open-plan hallway/dining area** with stairs to 1st floor with understairs cupboard; wide painted rustic brick wall with matching archway which leads into the dining area.

Superb fitted kitchen comprising of an extensive range of fitted worktops, base and wall units incorporating a stainless steel sink, gas hob with integrated extractor hood over; stand-up unit with electric grill/oven; integrated dishwasher; double stand-up unit housing an integrated fridge and freezer; superb split-level central island/breakfast bar.

Rear porch with PVCu door with double glazed panel to outside.

The **utility room** offers a range of fitted worktops, base and wall units incorporating a stainless steel sink with plumbing for a washing machine and a stand-up unit housing a gas combi boiler, internal door to garage. **W.C.** with contemporary white suite having a low level W.C. with concealed cistern and wash hand basin with vanity base cupboard, tiled floor with tiling to full height to walls.

Dining area with glazed French doors leading into: **Lounge** having a marble fireplace with gas point with fitted cupboards/shelving to side alcove, window and PVCu double glazed French doors opening onto the front garden.

Study/snug with PVCu double glazed French doors opening into:

Conservatory having dwarf walls with PVCu double glazing to 3 sides with French doors onto the rear garden, beneath a polycarbonate roof. 1st floor landing having a double built-in linen cupboard with radiator, and PVCu double glazed patio doors with matching sidelights open onto a **sizeable balcony** with stainless steel/glazed balustrading.

There are **4 bedrooms** with the master bedroom having an extensive fitted bedroom suite with arched opening into a **dressings area** and **en-suite shower room** with a white 3-piece suite with thermostatic shower to cubicle, low level W.C. with concealed cistern, wash hand-basin with vanity base cupboard, set in a vanity surround with tiling to full height to walls and chrome heated towel rail; the rear 2 bedrooms enjoy distant views of Holyhead mountain with bedroom 2 having built-in wardrobes with sliding doors and bedroom 3 having a good range of fitted wardrobes; bedroom 4 has a small undereaves access hatch.

Impressive family bathroom with a contemporary white suite comprising of a jacuzzi spa bath with thermostatic shower and rainfall showerhead with glazed shower screen; wash hand-basin set in a vanity surround with base cupboards and low level W.C. with concealed cistern; chrome heated towel rail; attractive tiling to full height to walls; electric shaver point.

The property would make a superb holiday/investment property or retirement property and early viewing cannot be more strongly recommended.

Location

The property is situated in the heart of Trearddur Bay within short walking distance of the village centre and its superb beach, which offers excellent water sports facilities, and a lovely promenade. Trearddur boasts a vibrant commercial centre with excellent facilities briefly comprising a convenience store, with a stunning range of restaurant and bars/hotels and Holyhead's renowned 18-hole links golf course. The coastal holiday resort of Trearddur is also convenient for the excellent out-of-town shopping offered on the outskirts of Holyhead town together with Holyhead town centre, the A55 Expressway and Holyhead port which offers an excellent and regular ferry service to Ireland.

Hallway

Kitchen

Approx. 5.45m x 3.76m (17' 11" x 12' 4")

Rear Porch



Utility Room

Approx. 1.88m x 2.16m (6' 2" x 7' 1")

W.C.

Dining Area

Dining area - Approx. 4.12m x 3.00m (13' 6" x 9' 10")

Lounge

Approx. 5.10m x 3.55m (to chimney breast) (16' 9" x 11' 8")

Study/Snug

Approx. 2.97m x 3.77m (9' 9" x 12' 4")

Conservatory

Approx. 2.86m x 3.54m (9' 5" x 11' 7")

1st Floor

Bedroom 1

Approx. 3.60m x 3.40m (mainly) (11' 10" x 11' 2")

En-Suite Shower Room

Bedroom 2

Approx. 2.60m x 4.21m (8' 6" x 13' 10")

Bedroom 3

Approx. 3.24m x 2.98m (max.) (10' 8" x 9' 9")

Bedroom 4

Approx. 4.69m x 3.00m (15' 5" x 9' 10")

Bathroom/W.C.

Exterior

Tarmacadam drive to front offering excellent parking, flanked by a border to left-hand side with shrubs.

Integral Double Garage (L-shaped)

Approx. 4.88m x 4.49m (mainly) (16' 0" x 14' 9")
Electric roller shutter door; electric meter and consumer unit; gas meter; PVCu double glazed window; light and power, door to utility.

Exterior Continued

Small pleasant lawn to the front bordered by flowerbeds. Paths to either side lead to a pleasant paved rear patio and lawned garden, flanked by various planters with hedgerow to right-hand side. Outside water tap. **Sizeable detached store** having a composite door and a PVCu double glazed window.

Council Tax - Band F

Tenure

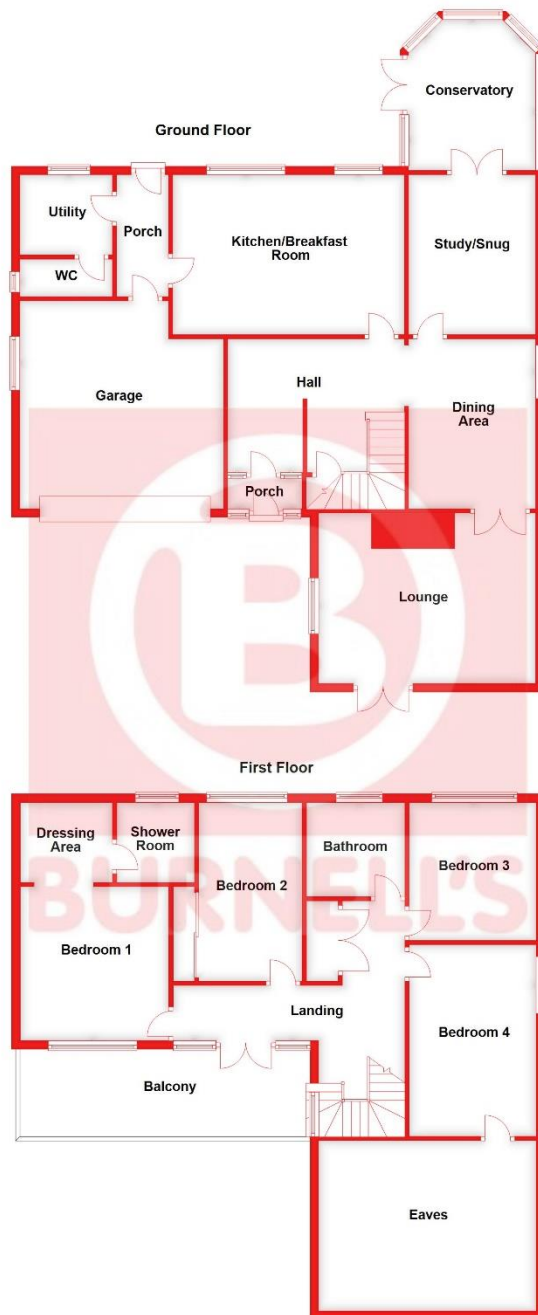
We have been advised by the Seller that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitor.

Directions

When travelling into Holyhead on the A55 Expressway exit at Junction 2, signposted for Penrhos Industrial Estate/Parc Cybi and turn left off the slip road. At the 1st roundabout take the 2nd exit (towards the Holyhead Leisure Centre) and then at the next roundabout take the 1st exit towards Trearddur Bay (B4545). Continue passing the Holyhead Golf Club on the right-hand side and after passing Penrallt Road, which is on the right-hand side opposite the Fairways Nursing Home, take the next right-hand turn into The Rise. The property is on the right.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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.