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**Coppercreek
Beach Road
Valley
Anglesey LL65 3BW**

**O.I.R.O.
£395,000**



**2 RECEPTION ROOMS
KITCHEN
3 BEDROOMS
BATHROOM/W.C.
PVCu DOUBLE GLAZING**

**GAS CENTRAL HEATING
GOOD ON-SITE PARKING & GARAGE/STORE
LARGE REAR GARDEN
ENJOYS SUPERB COASTAL VIEWS
TOWARDS HOLYHEAD MOUNTAIN**

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

Description: Most pleasant, detached bungalow, which occupies a large prime coastal plot, fronting Gorad beach and enjoying superb 180° views over Holyhead Bay, the entrance to Alaw estuary across to Holyhead port and mountain.

The accommodation briefly comprises of a PVCu entrance door to **porch** and **hall** which has parquet block flooring.

Spacious **lounge** with stone fireplace with gas point, with the front windows enjoying superb views across Holyhead Bay.

Dining room with 2 arched openings, 1 of which has a base cupboard, giving access into the adjoining:

Kitchen which offers a range of fitted units incorporating a 1½ bowl Astracast sink unit and electric ceramic hob with extractor hood over, peninsula breakfast bar and stand-up unit housing an electric grill/oven; there is plumbing for a washing machine, dishwasher and a wall mounted condensing gas combi boiler.

There are **3 bedrooms**, 2 of which have fitted bedroom suites with bedroom 3 having a range of fitted wardrobes together with an attractive **bathroom** having a contemporary suite comprising of a twin ended bath, low level W.C., wash hand basin set on a vanity plinth with drawer, shower cubicle with thermostatic shower, hand held hose and rainfall shower head, tiled floor, tiling to full height to walls and chrome heated towel rail.

The property requires some refurbishment/modernisation and would make a superb coastal retirement bungalow or investment property, with the option to obtain planning consent for a replacement dwelling to take full advantage of this magnificent plot.

Location

The property is situated in a choice and highly sought after residential location adjacent to Gorad beach, ideally situated being on the outskirts of the excellent commercialised village of Valley, which offers direct access onto the A5 and A55 expressway. Holyhead town is within approximately 4 miles distance which offers an excellent range of out-of-town shopping together with main line railway station and port offering a regular ferry service to Ireland.

Hall

Lounge

Approx. 7.39m x 3.55m (24' 3" x 11' 8")

Dining Room

Approx. 3.09m x 2.84m (10' 2" x 9' 4")

Kitchen

Approx. 2.99m x 3.62m (9' 10" x 11' 11")

Bedroom 1

Approx. 3.17m x 4.02m (max) (10' 5" x 13' 2")

Bedroom 2

Approx. 3.15m x 3.69m (max) (10' 4" x 12' 1")

Bedroom 3

Approx. 3.00m x 3.64m (max) (9' 10" x 11' 11")

Bathroom



Exterior

Tarmacadam drive offering good on-site parking and turn around space, small patch of grass enclosed by hedgerows and trees.

Garage/Store

Approx. 4.33m x 6.04m (max) (14' 2" x 19' 10")
Metal up and over door, metal single glazed window to rear and rear timber courtesy door, power supply, water tap.

Exterior Continued

Path to right hand side leads to a very large rear garden comprising of a paved patio to the side of the kitchen extension, with the rear garden having a pond, partially subdivided by hedgerows and enclosed by mature hedges and trees;

An arched trellis leads to a timber garden shed with the rear part of the garden being unclaimed. The garden enjoys lovely sea views and views over Alaw Estuary.

Council Tax

Band E.

Tenure

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

Directions

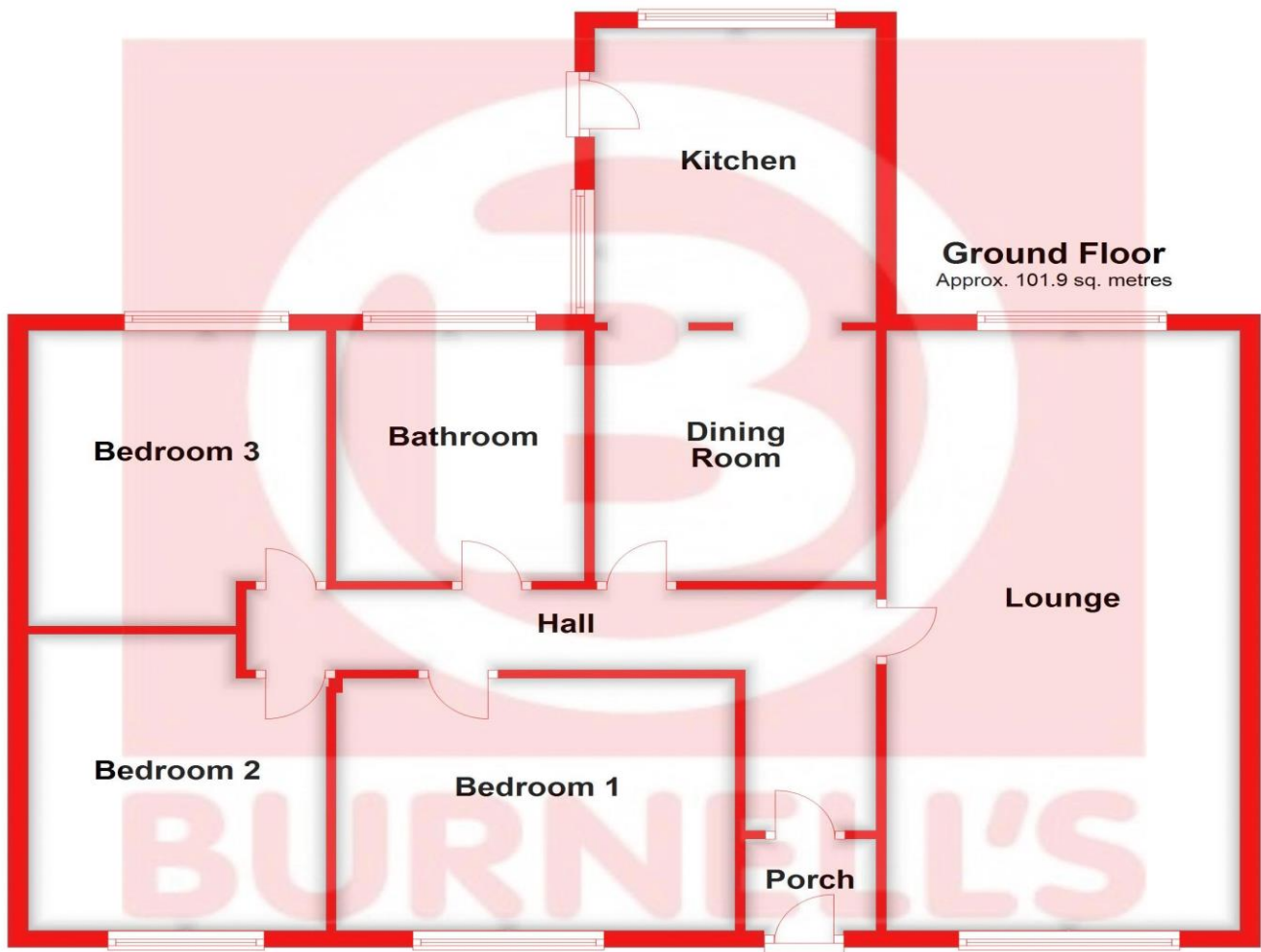
When travelling from Holyhead to Valley on the A5 turn left onto Gorad Road just as you enter the village just before the Warmer Brothers showroom. Proceed up Gorad and continue taking the 4th left turn onto Beach Road. Continue to the end following the road around the right-hand bend and the property is the 2nd on the right.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

PARTICULARS PREPARED JHB/CJK
REF: 12082780

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.



Total area: approx. 101.9 sq. metres

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