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**15 Penrobyn  
Valley  
Anglesey  
LL65 3AY**

**OFFERS OVER  
£250,000**



**SIZEABLE LOUNGE/DINER  
FITTED KITCHEN  
3 BEDROOMS & BATHROOM/W.C.  
PVCu DOUBLE GLAZING  
GAS CENTRAL HEATING**

**POSITIVE AIR PRESSURE SYSTEM  
GENEROUS ON-SITE PARKING & DETACHED  
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GARDENS & PLEASANT SEA GLIMPSES BETWEEN  
ADJ PROPERTIES**

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

**Description:** Attractive, spacious detached bungalow which is situated in this highly desirable coastal location, enjoying sea views between adjacent properties to the rear/side.

The accommodation briefly comprises tiled step with blue coloured composite entrance door with coloured leaded double glazed panel and sidelight to a spacious L-shaped **hallway**, which has a triple built-in airing cupboard, housing a condensing gas combination boiler, radiator and shelving.

Impressive and sizeable **lounge/diner** with painted stone fireplace.

The **kitchen** offers a range of fitted worktops, base and wall units incorporating a stainless steel sink and gas hob with gas oven beneath, together with plumbing for a washing machine; built-in larder with a white composite door to the outside.

There are **3 bedrooms**, with the 2 rear bedrooms enjoying pleasant sea views between adjacent properties to the side, together with a **bathroom** having a white 3-piece suite with enamelled bath and thermostatic shower, with fully tiled walls and chrome heated towel rail.

**The property, which has been substantially improved in recent years, still offers scope for further minor modernisation and would make a lovely family/retirement bungalow, and early viewing is strongly recommended.**

### Location

The property is situated on the popular and established coastal development of Penrobyn being convenient for the A5, excellent commercialised village of Valley and the A55 Expressway. Gorad Beach is adjacent to this residential location and Holyhead town is within approx. 4 miles distance.

### Hallway

### Front Lounge/Diner

Approx. 7.65m x 4.10m (25'1" x 13'5") (max.)

### Kitchen

Approx. 3.73m x 3.26m (12'3" x 10'8") (max.)

### Bedroom 1 (L-shaped)

Approx. 3.16m x 3.41m (10' 4" x 11' 2") (mainly);  
Recess – Approx. 2.00m x 1.10m (6'7" x 3'7")

### Bedroom 2

Approx. 3.29m x 3.18m (10'10" x 10'5")

### Bedroom 3

Approx. 3.44m x 3.16m (11'3" x 10'4")

### Bathroom

### Exterior

Tarmacadam drive offering excellent parking, flanked by hedgerow to left-hand side with small lawn to front, with shrubs and trees.

### Detached Garage

Approx. 6.12m x 3.36m (20'1" x 11'0")  
Metal up-and-over door; black coloured rear composite door, 2 PVCu double glazed windows; light and power.

### Exterior (Continued)

Storage area to the left-hand side of the garage.

Path around the property with hedgerow to right-hand side. Small lawned garden to the rear with shrubs and trees, with a paved patio to the rear of the garage (needs attention). Steps lead up to the path between the bungalow and the garage.



**Council Tax**  
Band D.

**N.B.**  
In accordance with 2i of the Code of Practice for Residential Estate Agents (01/06/2019) we hereby confirm that the Vendor is Mr John Burnell of Burnell's, and thus connected as defined by the Code.

**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 on the A5 to Valley turn left immediately as you enter Valley village onto the Gorad Road just before the wood stove shop (Warmer Brothers). Proceed up Gorad Road taking the 2nd turning on the left into Penrodyn and then turn left again. The property will be seen on the right.

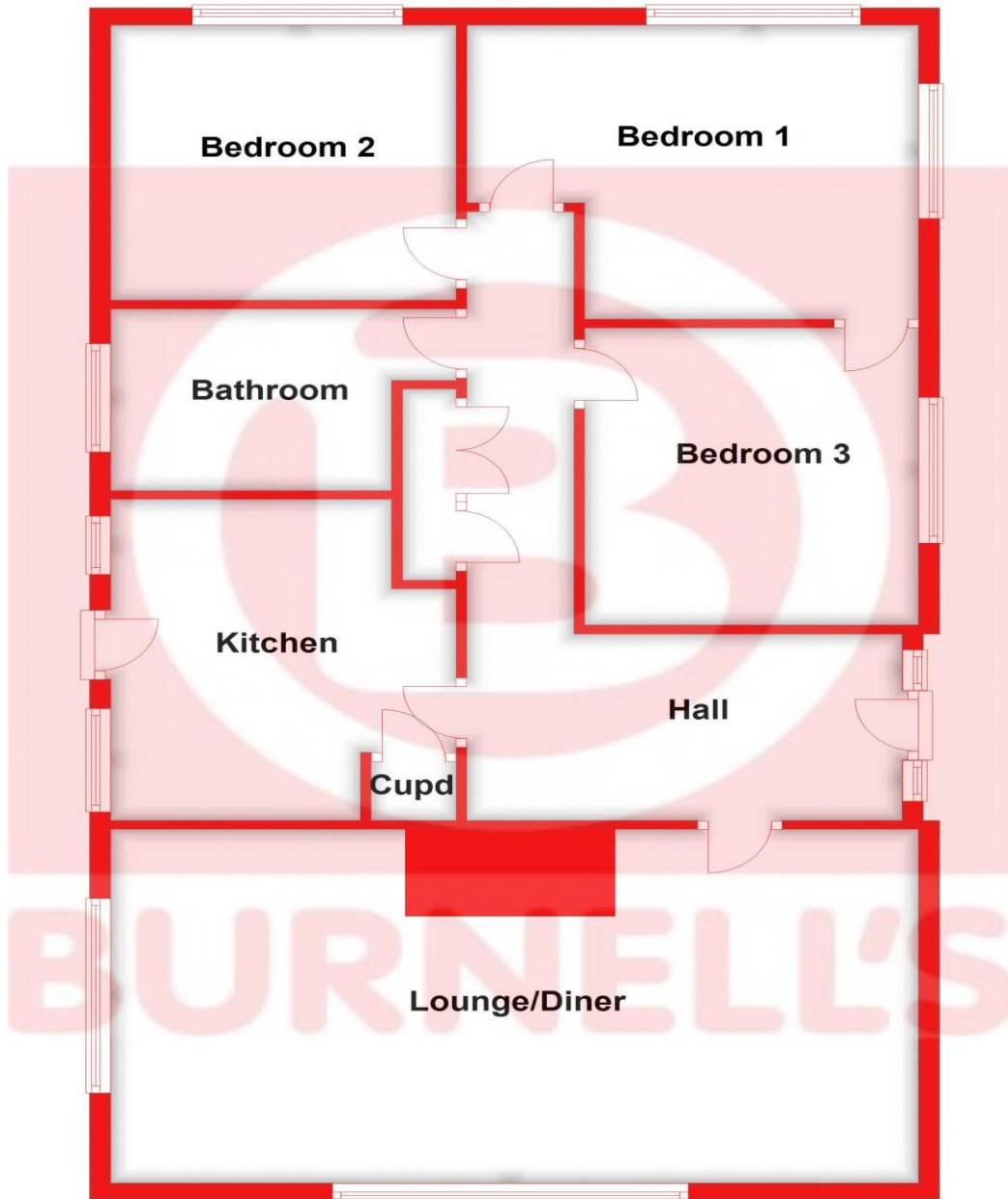
**PARTICULARS PREPARED JHB/AH**  
**REF: 12131832**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

**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**  
Approx. 102.1 sq. metres



**Total area: approx. 102.1 sq. metres**

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