



BURNELL'S
the smarter way to sell

**33 Trehwfa Road
Holyhead
Anglesey
LL65 1LE**

**O.I.R.O.
£285,000**



**2 RECEPTION ROOMS & CONSERVATORY
SUPERB FITTED KITCHEN & SIDE PORCH/UTILITY
2 BEDROOMS & LOFT HOBBIES ROOM
(potential bed 3)
SUPERB BATHROOM/W.C. &
ATTRACTIVE 1ST FLR SHOWER ROOM/W.C.**

**PVCu DOUBLE GLAZING & GAS CENTRAL HEATING
ON-SITE PARKING & GARAGE
LOVELY SMALL REAR LAWNED GARDEN WITH
TIMBER GARDEN ROOM
ENJOYS VIEWS OF HOLYHEAD MOUNTAIN &
COASTAL VIEWS 1ST FLOOR**

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

Description: Stunningly impressive detached bungalow, occupying a choice position on this sought after established development, commanding views of Holyhead mountain to the front and distant coastal views from the loft room.

The accommodation briefly comprises of a grey coloured composite entrance door with leaded double-glazed panel opening into an open-plan **entrance porch/L-shaped hallway**.

The **lounge** has a feature recessed fireplace opening with polished granite hearth and multi fuel burner with oak mantel, a wide feature window to the front enjoying views of Holyhead mountain.

Superb fitted kitchen with range of resin worktops and fitted units, incorporating an inset stainless steel sink unit, electric ceramic hob, with extractor hood over, integrated dishwasher; skirting heater with 2 stand-up units - 1 housing a microwave oven and electric self-cleaning oven together with an integrated fridge and freezer, a base cupboard houses the electric meter and consumer unit; opening into dining room and door to:

Side porch/utility with the front window enjoying superb views of Holyhead Mountain, PVCu double glazed door opening onto the front drive, fitted worktop with stainless steel sink with a range of base cupboards and wall units.

The **dining room** has an open-tread staircase to the 1st floor with PVCu double glazed French doors leading into the:

PVCu Conservatory with double glazed windows, polycarbonate roof, attractive tiled floor and double glazed door to outside; built-in cupboard with shelf and plumbing for a washing machine.

There are **2 ground floor bedrooms** and a **superb bathroom** having a white 3-piece suite with thermostatic shower with handheld hose and rainfall showerhead, glazed shower screen; partial tiling to walls; chrome heated towel rail; extractor fan and built-in airing cupboard housing a condensing gas combi boiler.

2nd floor loft hobbies room (potential bedroom 3)

partially separated by a central stairwell with a range of fitted wardrobes and skylight.

Impressive shower room with an attractive white suite comprising of a shower cubicle with thermostatic shower, wash hand-basin with vanity base cupboard, low level W.C., chrome heated towel rail; 2 undereaves access hatches and a skylight enjoying superb distant coastal views.

The property has been substantially refurbished and modernised in recent years to a high specification, is beautifully presented and boasts excellent on-site parking with a landscaped rear garden and superb timber garden room. Early viewing cannot be more strongly recommended.

Location

The property occupies a sizeable corner plot on this highly desirable cul-de-sac development in the sought after location of Llaingoch which is on the cusp of fine country and coastal walks including Holyhead Mountain. Holyhead park is nearby and the property is convenient for Holyhead town centre, harbour and most local amenities.

Entrance Hall

Lounge

Approx. 5.43m x 3.50m (17' 10" x 11' 6")

Kitchen

Approx. 3.16m x 2.97m (10' 4" x 9' 9")

Side Porch/Utility

Approx. 4.17m x 1.02m (13' 8" x 3' 4")

Dining Room

Approx. 3.18m x 3.47m (10' 5" x 11' 5")

Conservatory (L-shaped)

Approx. 4.49m x 1.53m/2.33m (14' 9" x 5' 0"/7' 8")



Bedroom 1 (L-shaped)

Approx. 3.48m x 3.31m (mainly/max.) (11' 5" x 10' 10")

Bedroom 2

Approx. 2.65m x 2.30m (8' 8" x 7' 7")

Bathroom/W.C.**2nd Floor****Loft Hobbies Room (potential bed 3)**

Approx. 6.40m x 3.08m (21' 0" x 10' 1")

Shower Room/W.C.**Exterior**

Concrete drive offering excellent parking. Projecting car port roof.

Garage

Approx. 5.11m x 2.46m (16' 9" x 8' 1")

Double wooden doors; PVCu double glazed window; light and power.

Exterior Continued

Open-plan lawned garden to front. Gate and path to left-hand side of garage. Water tap to rear, with a lovely small lawned garden flanked by well-stocked flowerbeds, with feature pond. Paved patio to the rear left-hand corner, together with a superb

Timber garden room

(Approx. 2.84m x 1.76) (9' 4" x 5' 9")

PVCu double glazed French doors, having light and power.

Council Tax

Band C.

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 entering Holyhead on the A55 take the 3rd exit off the roundabout towards the town centre. Proceed ahead at traffic lights turning left into the high street adjacent to Cenotaph. Proceed up Thomas Street hill turning left at the crossroads adjacent to the Holyhead High School onto Alderley Terrace/South Stack Road. Continue into Llaingoch passing Ponthwfa Stores on the right. Take the next left into Trehwfa Road and proceed up to T-junction turn left and the property will be seen facing you at the end.

PARTICULARS PREPARED JHB/CJK
REF: 11899054

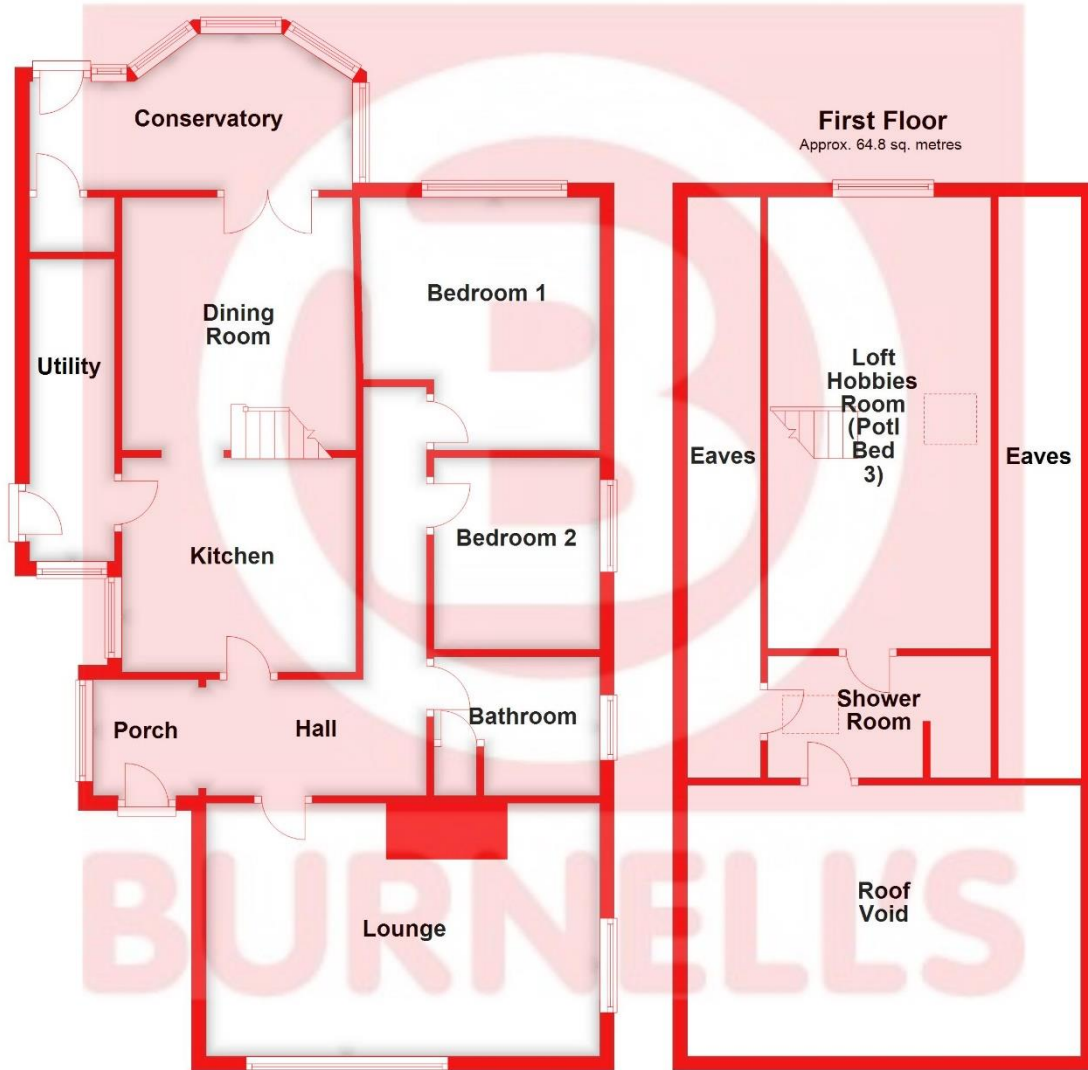


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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. 89.2 sq. metres



First Floor

Approx. 64.8 sq. metres

Total area: approx. 154.0 sq. metres

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