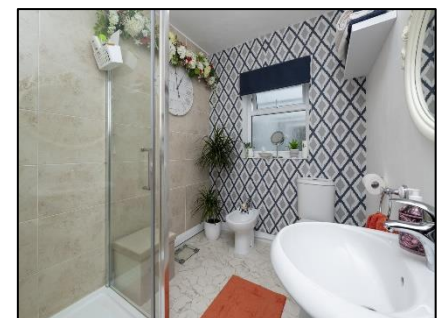




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**O.I.R.O.  
£280,000**



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PVCu DOUBLE GLAZING & GAS CENTRAL HEATING**

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



**Description:** Impressive spacious detached bungalow occupying a sizeable choice corner plot, on the entrance to Harbour View, commanding elevated panoramic views over the inner and outer harbours, Holyhead town and surrounding coastline.

The property benefits from good on-site parking, sizeable single garage with rear utility and W.C., together with a most pleasant landscaped paved rear garden and landscaped front/side garden, from where to enjoy the spectacular views.

The accommodation briefly comprises of a PVCu entrance door with double glazed panel and matching sidelight to **entrance porch**, having a tiled floor, and beautiful oak veneered French doors into hall:

The **hall** has woodboard effect laminate flooring, and a loft hatch with pull down Slingsby ladder.

The **lounge** has a wide feature window to the front enjoying stunning views, together with another feature window to the rear corner and a PVCu double glazed window with solid lower panel looking into the rear porch; recessed fireplace opening with polished granite hearth and multi fuel stove.

**Sizeable kitchen/diner** having an attractive fitted kitchen comprising of an excellent range of worktops and base cupboards incorporating a single drainer 1½ bowl stainless steel sink unit, and extractor hood with woodboard effect laminate flooring, and wide window again enjoying superb views; PVCu double glazed door opens into a rear PVCu double glazed **porch** with tiled floor, polycarbonate roof and PVCu double glazed external door.

There are **3 bedrooms**, together with a **shower room** having a white contemporary suite comprising of a shower cubicle with thermostatic shower, pedestal wash hand basin, low level W.C., bidet, chrome heated towel rail, tiled floor with partial tiling to walls and electric shaver point.

**Loft Storage/hobbies room** which has a PVCu double glazed port hole window, light, access to roof void.

**Viewing of this impressive property is strongly recommended to fully appreciate the spectacular views it enjoys.**

### Location

The property is situated to the rear of Llanfawr primary school occupying a prime elevated position over the inner harbour of Holyhead enjoying magnificent views over the inner and outer harbour. The property is also conveniently situated for Holyhead town centre and port/railway station and within a short driving distance of the excellent out of town shopping offered at the nearby Penrhos Estate.

### Hall

### Lounge

Approx. 5.75m x 3.49m/3.93m (17' 11" x 11' 5"/12' 11")

### Kitchen/Diner

Approx. 3.77m x 4.43m (12' 4" x 14' 6")

### Rear Porch

### Bedroom 1

Approx. 3.63m x 3.02m (11' 11" x 9' 11")

### Bedroom 2

Approx. 3.61m x 3.62m (11' 10" x 11' 11")

### Bedroom 3

Approx. 2.60m x 3.62m (mainly) (8' 6" x 11' 11")

### Shower Room/W.C.

### Loft Storage/Hobbies Room

Approx. 4.33m x 2.84m (14' 2" x 9' 4")



## Exterior

Tarmacadam drive to front offering excellent parking with a corner planter to right hand side.

## Garage

Approx. 5.47m/3.41m x 4.29m/2.80m  
(17' 11"/11' 2" x 14' 1"/9' 2") (L-shaped/irregular shape)

Double wooden doors, electric meter and consumer unit & gas meter, PVCu double glazed window to the side, water tap, timber door with single glazed panel to small enclosed outside area. Step up with inner door leading to:

## Utility Room/W.C.

Approx. 3.21m x 3.28m (10' 6" x 10' 9")  
(mainly – includes W.C.)

Tiled floor, radiator, fitted worktop with base cupboards incorporating a stainless steel sink unit; wall mounted condensing gas combi boiler; plumbing for a washing machine, PVCu double glazed window and PVCu door with double glazed panel to outside.

## Exterior Continued

Small lawned gardens to front and left hand side, landscaped with an excellent range of borders having a wide variety of shrubs and bushes, with small timber decked patio.

The garden enjoys magnificent views over the inner and outer harbours and surrounding coastline towards Holyhead Mountain, and would be an ideal place for a timber summer house. Paths around the bungalow with a bin storage area to the left hand side.

Paved patio to the rear of the kitchen with gravelled planters, leading into a further sizeable beautifully paved and gravelled garden, with a concrete hard standing area, flanked by borders enclosed by timber sleepers. Rear boundaries are enclosed by high walls with gate to lane.

## Council Tax

Band D

## 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 driving out of Holyhead on Victoria Road turn left at the traffic lights over the railway bridge turning immediately left at the next traffic lights down towards the port. Take the 2nd exit off the roundabout after the port entrance and turn right into Richmond hill passing the Lidl store on the right hand side. Continue up the hill taking the 1st left into Ffordd Tudur, and just after passing Llanfawr primary school take the next left and the property is the 1st on the left as you enter Harbour View Estate.

**PARTICULARS PREPARED JHB/CJK/AH**  
**REF: 11109761**

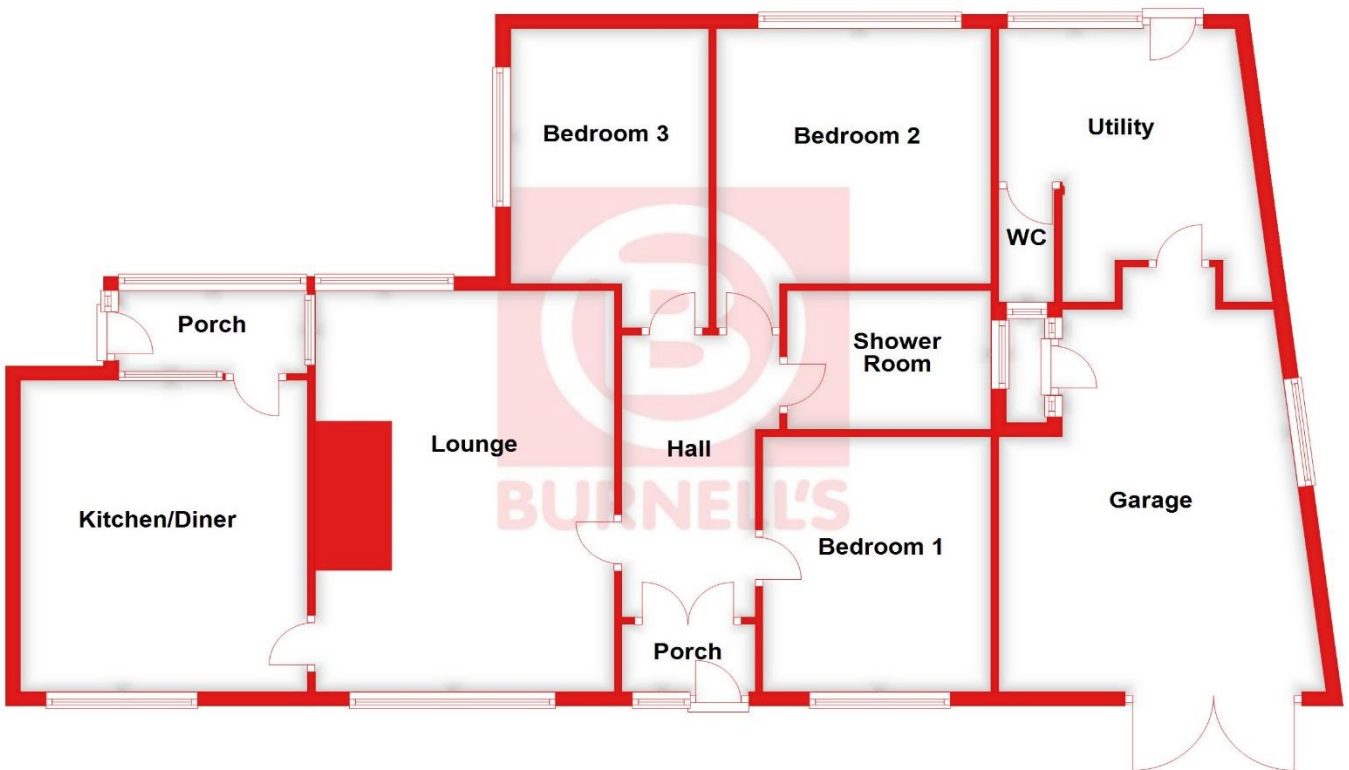


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

**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. 129.2 sq. metres



Total area: approx. 129.2 sq. metres

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