



BURNELL'S
the smarter way to sell

**Amser Braf
Lon St Ffraid
Treaddur Bay
Anglesey LL65 2YH**

**O.I.R.O.
£320,000**



**2 RECEPTION ROOMS
KITCHEN/BREAKFAST ROOM
LEAN-TO CONSERVATORY
3 BEDROOMS (1 WITH EN SUITE SHOWER RM/W.C.)
LOFT HOBBIES ROOM/OFFICE**

**GAS CENTRAL HEATING & PVCu DOUBLE GLAZING
ON-SITE PARKING & DOUBLE GARAGE
SPLIT-LEVEL GARDEN WITH SECLUDED PATIO
HOT TUB
ENJOYS OPEN RURAL VIEWS**

01407 762165

www.nwpuk.co.uk

enquiries@nwpuk.co.uk

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

Description: Attractive and substantially extended detached bungalow which occupies a sizeable choice impressively landscaped plot, bordering open fields to the rear and enjoying a private secluded patio from which to enjoy the rural views.

The property is ideally situated being within yards of Holyhead Golf Club and within walking distance of Trearddur's village centre and stunning beach.

The accommodation briefly comprises **entrance hall** with parquet style oak flooring with step down to the **inner hallway** which has similar flooring, a range of built-in shelving and a built-in linen cupboard.

Lounge with marble fireplace set in a timber effect surround with gas point, wide opening leading into the **dining room**, which has a PVCu double glazed patio door opening onto the rear garden, and which frame lovely rural views.

The **kitchen/breakfast room** offers a good range of fitted worktops, base and wall units incorporating a single drainer 1½ bowl stainless steel sink unit and gas hob, with plumbing for a washing machine and dishwasher; integrated extractor hood and a stand-up unit houses a gas double oven with integrated electric grill in the top oven; peninsula breakfast bar, large double built-in larder cupboard, with wide former window and door opening with step down into the lean-to conservatory providing a lovely open-plan feel.

The **lean-to conservatory** has tiled flooring, with floor-to-ceiling PVCu double glazed windows to 3 sides with external door beneath a polycarbonate roof.

There are **3 bedrooms** with the master bedroom having a fitted bedroom suite, together with sizeable built-in wardrobes and an **en suite shower room** with white 3-piece suite, fully tiled walls and floor, heated towel rail and extractor fan; bedroom 2 has a wash hand-basin set in a marble surround with base cupboards.

The **family bathroom** has a white suite with the bath having an electric shower, pedestal wash hand-basin, partial tiled walls with chrome heated towel rail.

Separate W.C. with white low level W.C., wash hand-basin set in a tiled surround, with partial tiling to walls.

A door with stairs from the hall with understairs cupboard, leads to a very useful **loft hobbies room/office**, having a timber single glazed window, light and power, with an internal doorway into the roof void, which is partially floored with loose chipboard for storage purposes, together with a wall mounted condensing gas combination boiler.

Amser Braf would be ideal as either a permanent residence or as a holiday investment property, and early viewing is strongly recommended.

Location

The property is situated close to the Holyhead Golf Club with its renowned 18-hole links golf course, in a sought after residential location within walking distance of the village and Trearddur's stunning beach which offers excellent water sports facilities and a lovely promenade.

Trearddur boasts a vibrant commercial centre with excellent facilities briefly comprising of a convenience store, with a stunning range of restaurants/bars/hotels.

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, railway station and port which offers an excellent and regular ferry service to Ireland, and the A55 Expressway.



Entrance Hall

Inner Hallway

Cloak Room/W.C.

Lounge

Approx. 4.62m x 4.17m (15'2" x 13'8") (mainly)

Dining Room

Approx. 3.62m x 3.23m (11'11" x 10'7")

Kitchen/Breakfast Room

Approx. 3.76m x 4.16m/3.19m (12'4" x 13'8"/10'6")

Lean-To Conservatory

Approx. 3.93m x 1.60m (12'11" x 5'3")

Bedroom 1

Approx. 3.40m x 3.44m (11'2" x 11'3") (mainly)

En Suite Shower Room

Bedroom 2

Approx. 3.00m x 2.96m (9'10" x 9'9")

Bedroom 3

Approx. 2.89m x 2.03m (9'6" x 6'8")

Bathroom

1st Floor

Loft Hobbies Room/Office

Approx. 3.45m x 2.89m (11'4" x 9'6")

Exterior

Tarmacadam drive to front offering excellent parking.

Double Garage

Gross internal max. –

Approx. 5.63m x 5.03m (18'6" x 16'6") (wide)

The garage, which has light and power, has been sub-divided by internal timber partitions and has a PVCu double glazed window to the rear, together with a PVCu door with double glazed panel. We understand the 2 up-and-over doors require replacement.

Exterior (Continued)

The tarmacadam drive abuts an additional sizeable gravelled hardstanding area flanked by a pebbled border and various facing brick dwarf walls. Concrete steps lead up to a most sizeable and pleasant split-level garden to the front left-hand side, with planters and flanked by various borders with shrubs, bushes and trees. **Timber summer house** and timber garden shed to the corner, together with a small timber tool shed.

Concrete and pebbled path to left hand-side flanked by facing brick walls with brick piers supporting a timber pergola, with water tap, leads to a pleasant secluded golden gravelled sitting area, flanked by a planter and rock outcrop.

To the rear is a lovely split-level paved garden with planter, **hot tub**, bench seat and the rear garden backs onto open fields, providing a lovely rural outlook; path with gate to side of garage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

N.B. We understand the original bungalow is of non-traditional Kencast construction.

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 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 and then at the next roundabout take the 1st exit towards Trearddur Bay (B4545). After passing the Holyhead Golf Club and the turning for Lon Garreg Fawr on the right, continue and the property will be seen on the right-hand side.

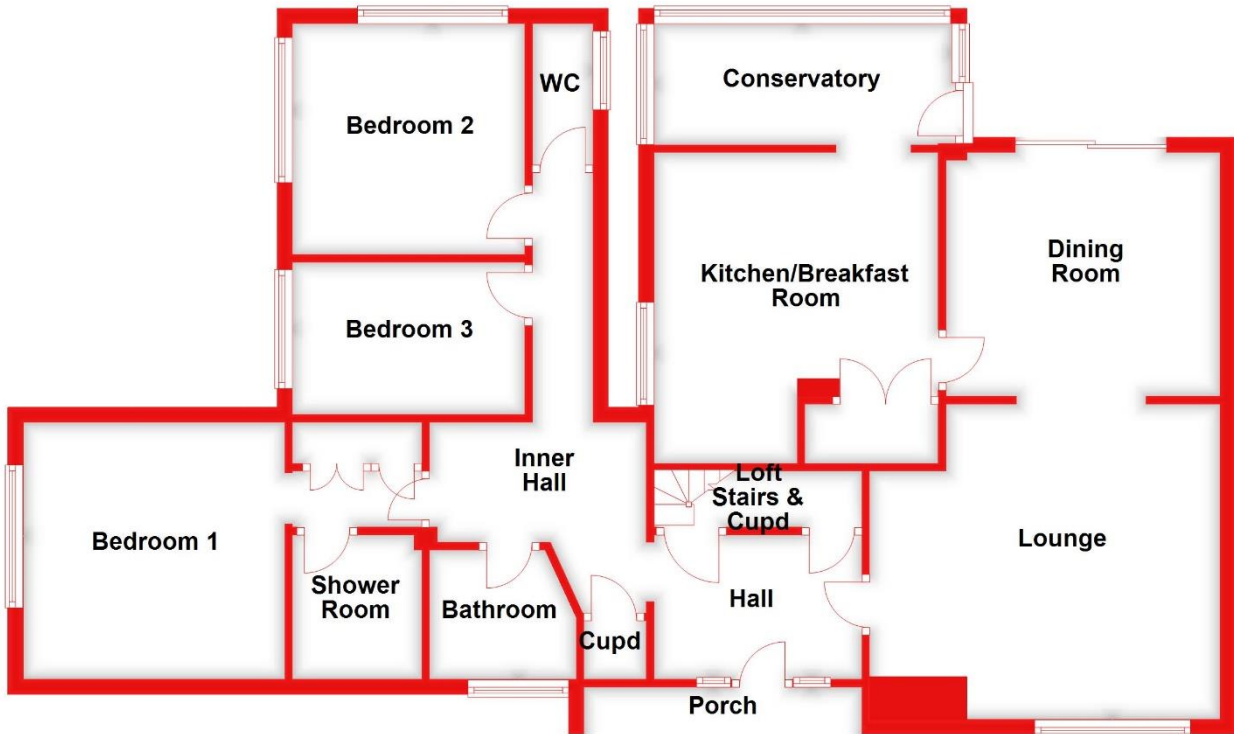
PARTICULARS PREPARED JHB/AH

REF: 11415905

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.

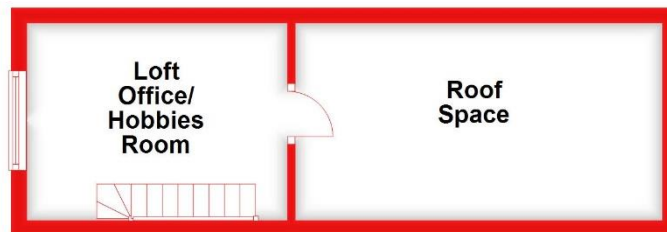
Ground Floor

Approx. 111.9 sq. metres



First Floor

Approx. 22.1 sq. metres



Total area: approx. 134.0 sq. metres

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