



BURNELL'S
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**Freshwinds
Beach Road
Valley
Anglesey LL65 3BW**

**O.I.R.O.
£485,000**



**2 RECEPTION ROOMS & CONSERVATORY
KITCHEN & UTILITY ROOM
HOBBIES ROOM (former garage)
4 BEDROOMS**

**FAMILY BATHROOM/W.C. & SHOWER ROOM/W.C.
PVCu DOUBLE GLAZING & GAS CENTRAL HEATING**

**EXCELLENT ON-SITE PARKING
LARGE SINGLE GARAGE/WORKSHOP
BEAUTIFULLY LANDSCAPED LARGE LAWNED
GARDEN
COMMANDS MAGNIFICENT 180° COASTAL
VIEWS**

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

Description: Very attractive detached bungalow which occupies a superb, beautifully landscaped extensive plot, situated in an A.O.N.B. occupying a prime position directly opposite Gorad Beach, commanding magnificent 180° views over Holyhead bay, including towards the entrance of the Alaw Estuary to the right hand side, and across towards Holyhead harbour and mountain in the distance.

The accommodation briefly comprises of a PVCu entrance door to **porch**, having a tiled floor and double glazed window incorporating a coloured leaded galleon motif and Georgian style timber French doors opening into:

A sizeable L-shaped **hallway** with spacious triple built-in cloaks cupboard, and loft hatch with pull down metal ladder giving access to the **loft** which we understand is partly floored with light.

Lounge with decorative stone fireplace, slate tiled hearth with plinth to side (we understood the flue is sealed at roof level). Wide bow shaped window to front enjoying magnificent coastal views.

Dining room with aluminium double glazed patio door opening into the rear:

Conservatory having cavity walls with PVCu double glazing to 3 sides beneath a solid roof with PVCu double glazed doors opening onto the rear garden.

The **kitchen** offers a range of fitted worktops, base and wall units incorporating a stainless steel sink and electric cooker point with extractor hood over, stand-up corner unit.

Useful adjoining **utility** with Belfast sink, plumbing for a washing machine and a wall mounted condensing gas combi boiler, electric meter and consumer unit; opening into rear **porch** with PVCu door with double glazed panel to outside. **Shower room** having a white 3-piece suite with thermostatic shower to the cubicle. **Hobbies room** (former garage) with polystyrene tiled ceiling.

There are **4 bedrooms** with the master bedroom having a projecting bow shaped bay window together with a range of fitted wardrobes.

The **bathroom** has a 3-piece suite with an electric shower over the bath with shower screen; partial tiled walls with vanity base cupboard and extractor fan.

The property offers unlimited potential for either modernisation/refurbishment or possibly extending (subject to planning consents) and would result in a magnificent coastal home set in its own extensive grounds.

Viewing cannot be more strongly recommended.

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 in 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.

Entrance Porch

Hallway

Lounge

Approx. 5.26m x 4.16m (to chimney) (17' 3" x 13' 8")

Dining Room

Approx. 2.97m x 4.26m (9' 9" x 14' 0")

Conservatory

Approx. 4.05m x 2.75m (13' 3" x 9' 0")

Kitchen

Approx. 3.63m x 2.97m (11' 11" x 9' 9")



Utility Room

Approx. 3.18m x 1.79m (10' 5" x 5' 10")

Shower Room/W.C.

Hobbies Room (former garage)

Approx. 5.31m x 2.98m (17' 5" x 9' 9")

Bedroom 1

Approx. 4.51m x 3.09m (14' 10" x 10' 2")

Bedroom 2

Approx. 3.76m x 2.63m (12' 4" x 8' 8")

Bedroom 3

Approx. 4.03m x 2.71m (13' 3" x 8' 11")

Bedroom 4

Approx. 3.78m x 2.95m (12' 5" x 9' 8")

Bathroom/W.C.

Exterior

Recessed entrance with timber ranch style gate leads onto a tarmacadam drive with turn around space offering excellent parking, sub-dividing lawns to either side with various shrubs and sapling trees. Tiled step to front door. Paved path and gate to left hand side and a paved and gravelled driveway to the right hand side offering excellent additional parking, and which leads via another timber gate, to:

Detached Single Garage/Workshop

Approx. 10.63m x 2.61m (34' 11" x 8' 7")

Metal up and over door; the rear of the garage has a timber extension to provide a workshop area, partially sub-divided with a further **lean-to** structure with external side door - Approx. 4.41m x 1.45m (14' 6" x 4' 9").

Exterior Continued

To the rear of the property is an outside tap, with pleasant paved patios, incorporating a timber pergola to 1 side. Magnificent beautifully landscaped lawned garden with feature planter/rockery to the left hand side, with the lawn being partially sub-divided by a pair of semi-circular dwarf brick planters and 2 circular brick/gravelled hard standing features (for flower pots).

The garden is enclosed by fencing to the left hand side, a hedge to the right hand side and the rear boundary is flanked by a ditch to 1 side with a central small pond.

Council Tax - Band F.

Tenure

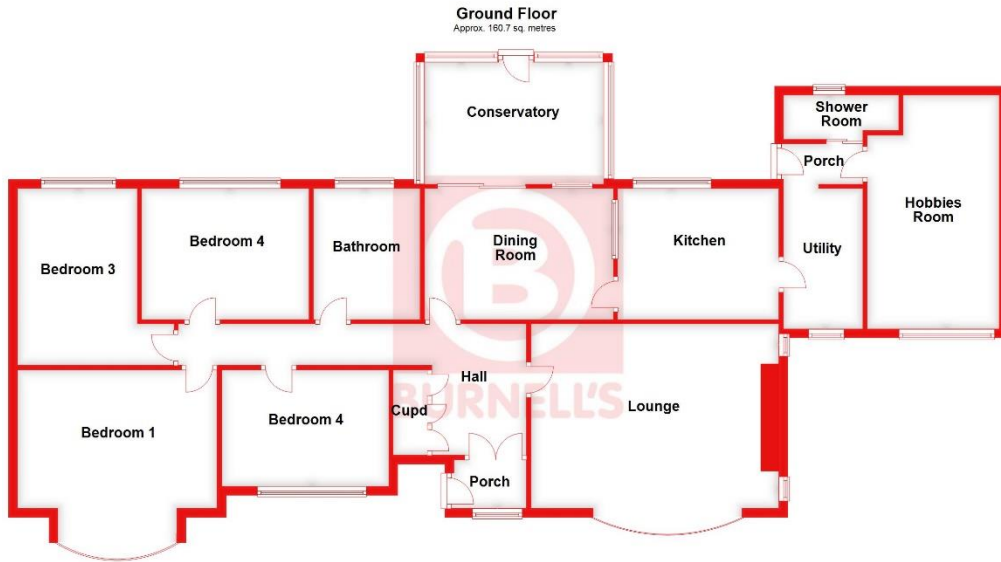
We have been advised by the Seller that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitor.

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 on the right.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 160.7 sq. metres
Floor space only approx. & for guide purposes only
 Plan produced using PlanUp.

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.