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**14 Llynnon Park
Llanfachraeth
Anglesey
LL65 4DL**

**O.I.R.O.
£320,000**



**2/3 RECEPTION ROOMS
KITCHEN/BREAKFAST ROOM
3 BEDROOMS (1 EN SUITE SHOWER ROOM)
BATHROOM
OIL CENTRAL HEATING, 8 PV SOLAR PANELS**

**DOUBLE GLAZING (PART PVCu & PART TIMBER SEALED)
ON-SITE PARKING WITH GARAGE SPACE (subject to consents), SIZEABLE GARDENS
ENJOYS LOVELY OPEN RURAL VIEWS TO REAR**

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

Description: Very attractive, spacious detached bungalow occupying a choice corner position on this popular cul-de-sac, bordering open fields, enjoying a lovely rural outlook in a private setting.

The accommodation briefly comprises PVCu entrance door to **hall**, with built-in airing cupboard with radiator and shelving, and another built-in cloaks cupboard.

Kitchen/breakfast room with a range of fitted worktops, base and wall units incorporating a stainless steel sink unit, Calor gas point, integrated extractor hood and plumbing for a washing machine.

Sizeable **lounge** with attractive fireplace with electric fire; PVCu double glazed French doors with sidelights frame superb open rural views giving access to the rear garden; wide opening leads into:

Adjoining **dining room** with timber sealed double glazed windows; French doors lead into:

A **sitting room** (former garage) – wall unit houses the electric meter; oil central heating boiler.

There are **3 bedrooms**, 2 of which have attractive fitted wardrobes, with the rear 2 bedrooms enjoying superb rural views and the master bedroom having an attractive **en suite shower room**, with white 3-piece suite with thermostatic shower to cubicle, fully tiled walls and heated towel rail.

Family bathroom with attractive white suite comprising of a P-shaped bath with thermostatic shower and curved glazed shower screen, fully tiled walls and a heated towel rail/radiator.

The property would make a lovely retirement bungalow or holiday/investment property and early viewing cannot be more strongly recommended.

Location

The property is situated in the village of Llanfachraeth, which offers a public house and convenience store/post office. Many superb beaches are within short driving distance such as Sandy Beach (approx. 3 miles) and Church Bay including the Cemlyn Nature Reserve. The excellent commercialised village of Valley is approx. 3 miles distance, giving access onto the A55 expressway. Holyhead town with its excellent out of town shopping and busy port/railway station, is approx. 7 miles distance.

Hall

Kitchen/Breakfast Room

Approx. 4.40m x 3.23m (14' 5" x 10' 7")

Lounge

Approx. 4.41m x 5.06m (14' 6" x 16' 7")

Dining Room

Approx. 2.80m x 3.04m (9' 2" x 10' 0")

Sitting Room (former garage)

Approx. 2.79m x 5.24m (9' 2" x 17' 2")

Bedroom 1

Approx. 3.76m/3.47m x 4.74m (12' 4"/11' 5" x 15' 7")

En-Suite Shower Room/W.C.

Bedroom 2

Approx. 3.31m x 3.22m (max) (10' 10" x 10' 7")

Bedroom 3

Approx. 2.74m x 3.41m (mainly) (9' 0" x 11' 2")

Bathroom/W.C.



Exterior

The entrance to the drive is shared with 2 other properties, leading onto a tarmac parking area with additional hard standing to the front; a pleasant recessed open covered tiled veranda. There is space for a garage (subject to consents).

Paved path around property with gate to either side, with an oil plastic storage tank and strip of lawn to left hand side.

A pleasant lawned garden wraps around the rear and right hand side, with the rear having a sizeable timber decked patio, beyond which is a crushed slate border and adjoining brick barbecue and rockery, with shrubs and trees.

Low level fencing separates the garden from the adjoining field and to the right hand side, is a water tap and concrete base with a timber garden shed, with paved paths subdividing the lawn, which has trees and shrubs.



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 from Holyhead to Valley on the A5, turn left at the traffic lights onto the A5025 towards Cemaes Bay. As you enter the village of Llanfachraeth turn right at the convenience store/post office. Continue for a short distance taking the 1st turning on the left into Llynnon Park estate and the property will be seen at the end of the right.



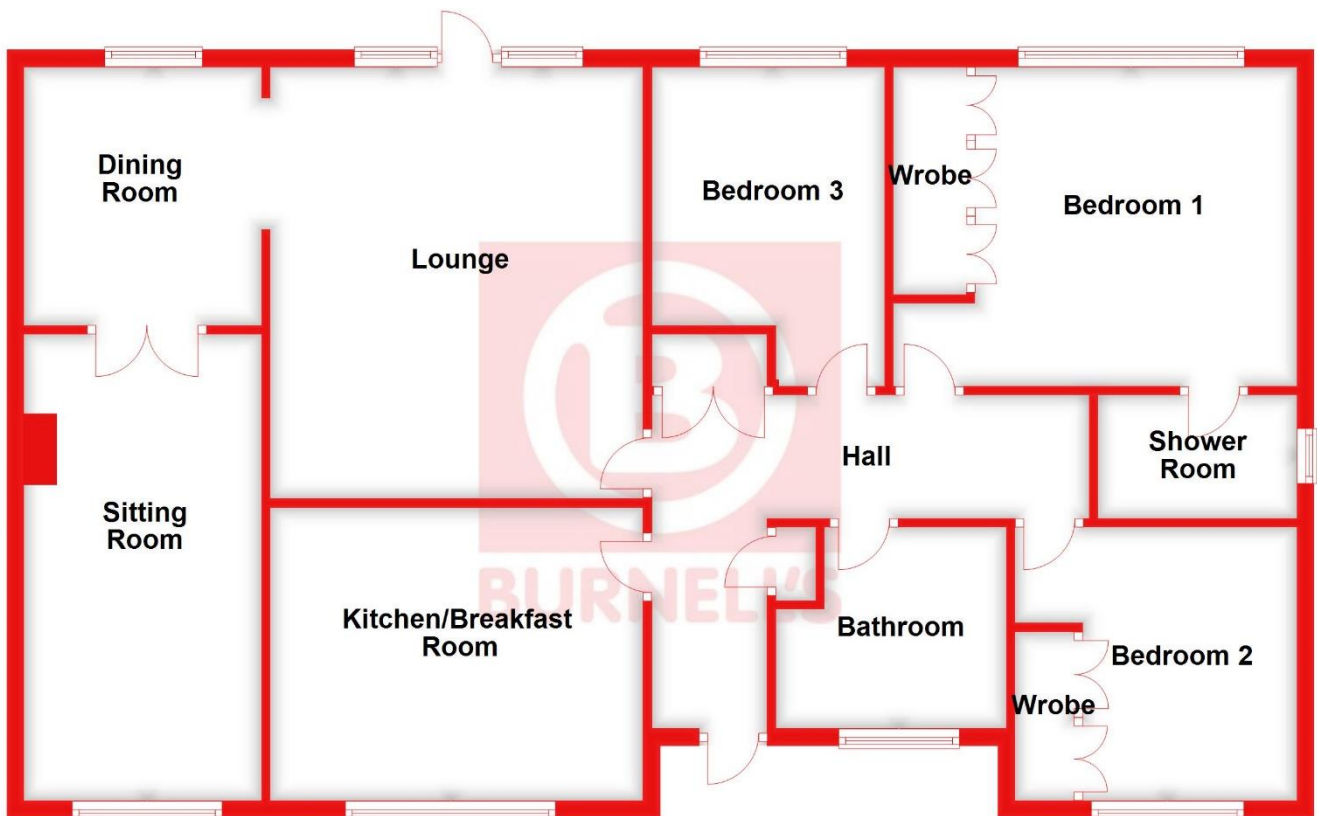
**PARTICULARS PREPARED JHB/CJK/AH
REF: 12286640**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	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. 124.1 sq. metres



Total area: approx. 124.1 sq. metres

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