



BURNELL'S
the smarter way to sell

**30 Cilfach Y Graig
Parc Y Coed
Llangefni
Anglesey LL77 7AG**

**O.I.R.O.
£249,000**



**LOUNGE/DINER
FITTED KITCHEN/BREAKFAST ROOM
2 DOUBLE BEDROOMS WITH BOX BAY WINDOWS
BATHROOM/W.C.
PVCu DOUBLE GLAZING & GAS CENTRAL HEATING**

**AMTICO WOODBOARD EFFECT
FLOORING THROUGHOUT
EXTENSIVE ON-SITE PARKING, PATIO &
SIZEABLE REAR GARDEN
BALANCE OF NHBC 10-YEAR GUARANTEE**

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

Description: Impressive, detached bungalow which occupies 1 of the largest (if not the largest) plots on this attractive new build development, which borders open countryside on the periphery of Llangefni town centre, convenient for most local amenities.

The property benefits some significant upgrades with extensive additional paved hardstanding/patio area, together with a sizeable timber garden shed and Amtico woodboard effect flooring throughout.

The accommodation briefly comprises composite entrance door to **hall**, which has electric consumer unit and built-in cloaks cupboard.

Kitchen/Breakfast Room with attractive fitted kitchen with an excellent range of worktops, base and wall units with integrated electric hob with electric oven beneath; integrated extractor hood, stainless steel heat shield, integrated dishwasher, stand-up unit with integrated fridge and freezer; plumbing for a washing machine; corner unit houses a condensing gas combination boiler.

Composite door with double glazed panel to outside; PVCu double glazed French doors opening into: **lounge/diner** (formerly open) with PVCu double glazed French doors opening onto the rear garden; radiator.

There are **2 double bedrooms** both of which have feature box bay windows.

Bathroom having an attractive white 3-piece suite with thermostatic shower with handheld hose and rainfall showerhead, with glazed screen over the bath, chrome heated towel rail, tiled floor, electric shaver point and extractor fan.

Early viewing of this superb property cannot be more strongly recommended.

Location

The property is situated in the market town of Llangefni with its hugely popular Oriol Mon Museum and Arts Centre, wide range of shops, schools and extensive employment opportunities. The property is situated on a new build development bordering open countryside, on the periphery of the town centre, convenient for most local amenities.

Hall

Kitchen/Breakfast Room

Approx. 3.20m x 2.97m (10'6" x 9'9")

Lounge/Diner (L-shaped)

Approx. 5.13m x 4.17m/2.94m (16'10" x 13'8"/9'8")

Bedroom 1

Approx. 2.93m x 3.19m (9'7" x 10'6") (mainly)

Bedroom 2

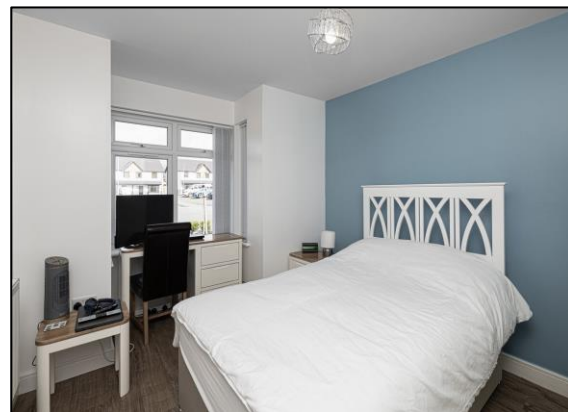
Approx. 2.88m x 3.19m (9'5" x 10'6")

Bathroom

Exterior

Brick paved drive to front with additional paved hardstanding to right-hand side, with sapling tree. Small lawn to front enclosed by planters to 2 sides. Wide paved path to right-hand side (potential drive) with timber fence and gate giving access to a sizeable L-shaped paved patio/hardstanding area to rear, with water tap and **large timber garden room/shed**.

Sizeable lawned garden to rear, all enclosed by timber hit-and-miss fencing, together with a useful gravelled **storage area** to left-hand side with double electric point.



Service Charge

We understand there is an annual charge for managing the maintenance and insurance of common areas of **Approx. £222.00 for 2024**. Interested purchasers should seek clarification of this from their Solicitor.

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 travelling on the A55 Expressway exit at Junction 6, onto the A5114 towards Llangefni. Turn right at the 1st major roundabout, continuing straight ahead onto the Llangefni link road at the next roundabout. Continue all the way around eventually passing Ysgol Y Graig on the right-hand side, which is on the junction with Talwrn Road. Proceed straight across towards Cilfach Y Graig, taking the 1st left turn and the property will be found on the left-hand side.

PARTICULARS PREPARED JHB/AH
REF: 12331428

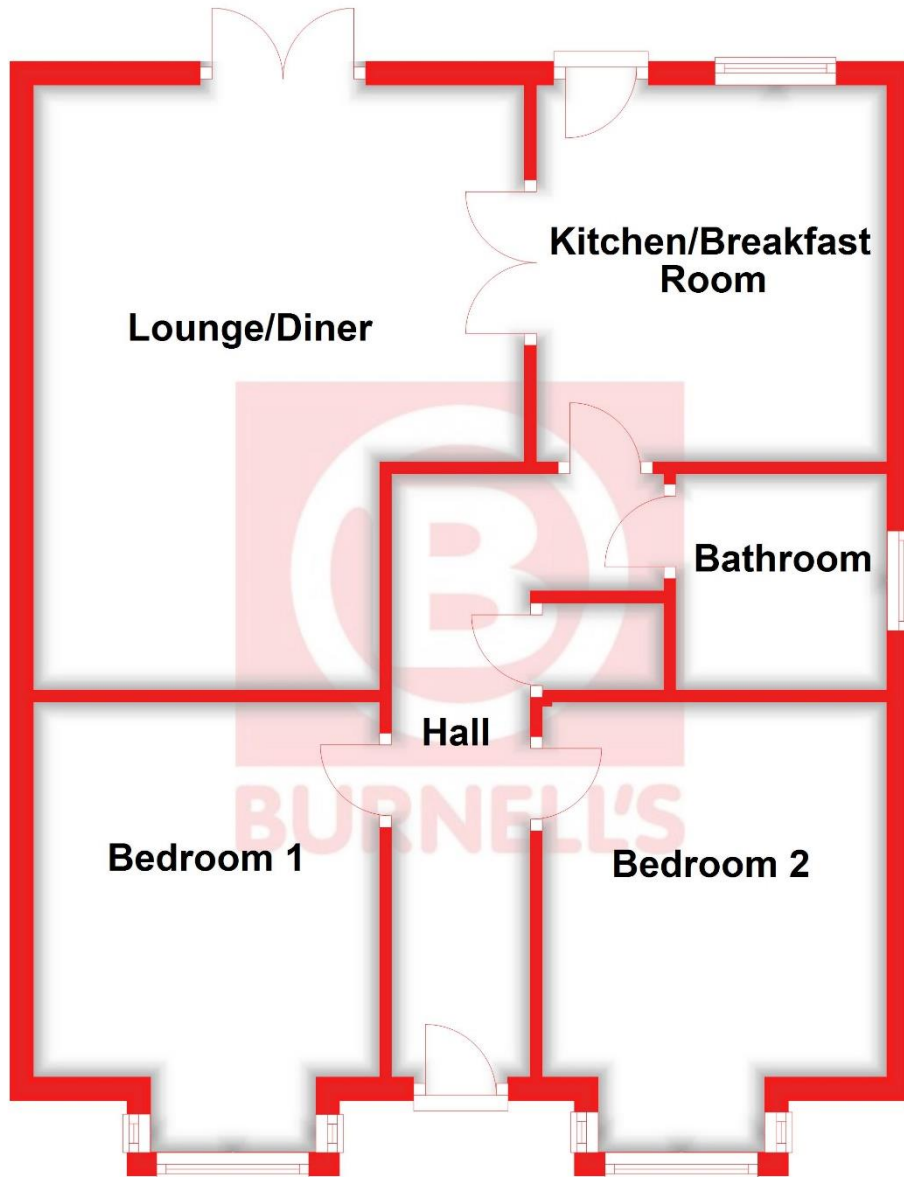


Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. 62.5 sq. metres



Total area: approx. 62.5 sq. metres

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