



**BURNELL'S**  
the smarter way to sell

**48 The Rise  
Trearddur Bay  
Anglesey  
LL65 2UY**

**O.I.R.O.  
£470,000**



**SITTING/DINING ROOM  
1ST FLR LOUNGE WITH WOOD BURNING STOVE &  
SIZEABLE SUN TERRACE  
KITCHEN & UTILITY ROOM  
4 BEDROOMS (BED 4/STUDY) & EN-SUITE  
SHOWER ROOM/W.C. (MASTER BED)  
BATHROOM WITH UNDERFLOOR HEATING**

**MAHOGANY STYLE PVCu DOUBLE GLAZING  
GAS CENTRAL HEATING  
EXCELLENT ON-SITE PARKING & INTEGRAL  
GARAGE  
BEAUTIFUL LANDSCAPED, SECLUDED REAR  
GARDEN WITH TIMBER GARDEN STUDIO  
TENURE- FREEHOLD COUNCIL TAX BAND E**

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



**Description:** Very attractive spacious detached house, situated on this highly sought after development in the heart of Trearddur Bay, within walking distance of Trearddur's thriving village centre and stunning beach.

The property has been reconfigured to provide spacious light and airy living accommodation, with the benefit of 2 reception rooms and a large 1<sup>st</sup> floor roof terrace which has an external metal spiral staircase, together with a beautiful landscaped secluded rear garden with stunning garden studio.

The accommodation briefly comprises PVCu entrance door with leaded double glazed panel to **entrance porch**, having a tiled floor with corner feature window and timber single glazed inner door opening into a sizeable **hallway**, with stairs to 1<sup>st</sup> floor and built-in cloaks cupboard.

Impressive **sitting/dining room** having PVCu double glazed French doors opening onto the rear garden, together with an adjoining:

Attractive fitted **kitchen** comprising of an excellent range of moulded worktops, base and wall units, with integrated fridge and microwave, together with a Range freestanding electric and gas cooker, and 1½ bowl stainless steel sink.

**Utility room** with a range of fitted units incorporating a stainless steel sink with plumbing for a washing machine and composite door to the outside.

There are **2 ground floor bedrooms**, together with an attractive **bathroom** having a 4-piece suite comprising of a panelled bath, wash hand-basin with vanity base cupboard, low level W.C. with concealed cistern, shower cubicle with thermostatic shower, tiled floor with tiling to full height to walls and electric underfloor heating.

1<sup>st</sup> floor landing having a double built-in cupboard with the **master bedroom** having a lovely **en suite shower room**, with a white 3-piece suite, with the cubicle having an electric shower and wash hand-basin set in a vanity surround, with shelves to either side, with base cupboards and low level W.C. with concealed cistern, chrome heated towel rail with partial tiling to walls.

**Bedroom 4/study** having a range of fitted wardrobes with matching desk, with base cupboards.

Impressive sizeable **lounge** with wood burning stove set on a slate hearth with tiled surround and oak parquet style flooring, with double glazed French doors opening onto a sizeable superb **sun terrace**, enclosed by stainless steel/glazed balustrading, with an external metal spiral staircase leading down to the rear garden.

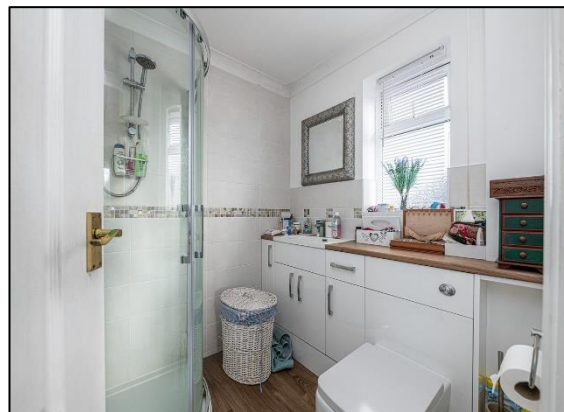
**The property would make an impressive full-time residence or holiday/investment property, in a beautiful location. Internal viewing cannot be more strongly recommended.**

### Location

The property is situated in the heart of Trearddur Bay within short walking distance of the village centre and its superb beach, which offers excellent water sports facilities, and a lovely promenade.

Trearddur boasts a vibrant commercial centre with excellent facilities briefly comprising a convenience store, with a stunning range of restaurant and bars/hotels and Holyhead's renowned 18-hole links golf course.

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



### Entrance Porch

### Hall

### Sitting/Dining Room

Approx. 6.13m x 3.54m (20'1" x 11'7")

### Kitchen

Approx. 4.55m x 2.45m (14'11" x 8'0")

### Utility Room

Approx. 2.46m x 2.15m (8'1" x 7'1")

### Bedroom 1

Approx. 2.99m x 2.95m (9'10" x 9'8")

### Bedroom 2 (L-shaped)

Approx. 2.15m (to wardrobes) x 2.95m/2.17m (7'1" x 9'8"/7'1")

### Bathroom

### 1st Floor

### Bedroom 3 (Master)

Approx. 3.41m x 3.99m (11'2" x 13'1")

### En Suite Shower Room

### Bedroom 4/Study

Approx. 2.27m x 3.00m/2.30m (7'5" x 9'10"/7'7")

### Lounge

Approx. 6.23m x 3.55m (20'5" x 11'8")

### Exterior

Brick paved drive with parking for 2 cars to the right-hand side, with brick paved path and lawn to the front. There is also an additional wide potential brick paved drive to the left-hand side (requires a dropped kerb/Highways consent), presently providing useful hard-standing. Brick paved path with gates to both sides.

### Integral Garage

Approx. 2.50m x 7.03m (8'2" x 23'1")

With a metal up-and-over door; electric meter and consumer unit; light and power; wall mounted condensing gas combination boiler; PVCu double glazed window.

### Exterior (Continued)

Beautifully landscaped rear garden comprising of a circular paved patio enclosed by a dwarf dressed stone wall, with pleasant lawned garden with various planters, with apple/pear tree, and enclosed to all sides, with outside water tap and **timber garden shed**. There are also various flowerbeds and a hedge to the right-hand side. Paved steps lead up to a superb:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Timber Garden Room/Studio/Office**

Approx. 4.60m x 2.76m (15'1" x 9'1")

Having grey coloured PVCu double glazed French entrance doors, with matching windows to either side; electric wall heater; light and power.

**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 (towards the Holyhead Leisure Centre) and then at the next roundabout take the 1st exit towards Trearddur Bay (B4545). Continue passing the Holyhead Golf Club on the right-hand side and after passing Penrallt Road, which is on the right-hand side opposite the Fairways Nursing Home, take the next right-hand turn into The Rise. The property is the 2<sup>nd</sup> on the left.

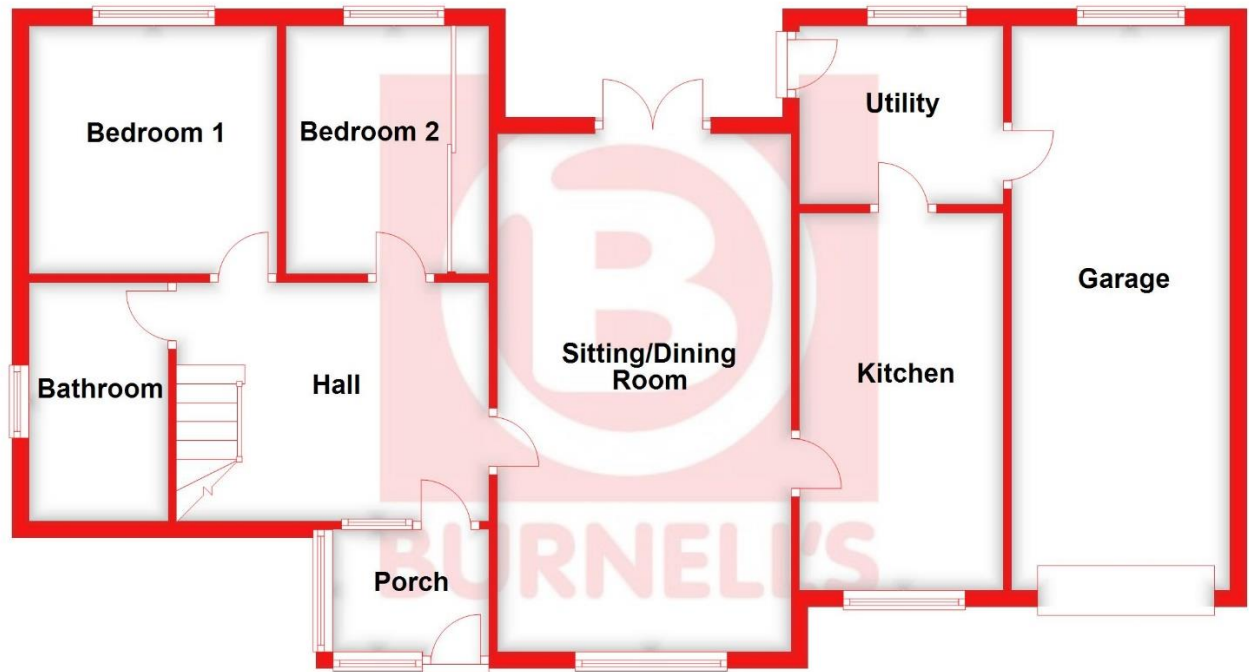
**PARTICULARS PREPARED JHB/AH**

**REF: 12096079**

**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. 94.9 sq. metres



### First Floor

Approx. 57.6 sq. metres



Total area: approx. 152.4 sq. metres

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