



BURNELL'S
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**Franklyn
6 Saith Llathen
Ty Croes
Anglesey LL63 5SW**

**O.I.R.O.
£175,000**



**LOUNGE/DINER
KITCHEN/BREAKFAST ROOM
2 BEDROOMS
BATHROOM**

**PVCu DOUBLE GLAZING
EXCELLENT ON-SITE PARKING, GARAGE &
GARDENS
NO ON-GOING CHAIN**

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

Description: Pleasant semi-detached bungalow which occupies a corner plot at the end of this small cul-de-sac development, situated in the hamlet of Bryn Du, being within short driving distance of the coastal resort of Rhosneigr.

The accommodation briefly comprises PVCu entrance door with double glazed panel and sidelight to **porch**; door to **lounge/diner** having a tiled fireplace, wide feature PVCu double glazed window with PVC panelling beneath;

kitchen/breakfast room with a range of fitted worktops, base and wall units, incorporating a stainless steel sink, integrated electric ceramic hob with electric oven beneath, having an integrated extractor hood and plumbing for a washing machine; extractor fan; tiled floor; double built-in cupboard with hot water cylinder; another built-in cloaks cupboard with electric meter and consumer unit; PVCu door with double glazed panel to outside.

Inner hall with double built-in cupboard.

There are **2 double bedrooms**, both having built-in wardrobes.

Bathroom with white 3-piece suite having an electric shower over the bath, with glazed shower screen; tiled floor, fully tiled walls and heated towel rail.

The property offers scope for some minor modernisation and would make a lovely starter, retirement or holiday home, and early viewing cannot be more strongly recommended.

Location

The property is situated in a small cul-de-sac development in the centre of the small popular hamlet of Bryn Du, which is ideally situated being within approx. 1.8 miles of the well known and sought after coastal resort of Rhosneigr which offers a range of niche shops including the Oyster Catcher public house/restaurant which overlooks the Maelog Lake, together with 2 superb beaches offering renowned water sports facilities and highly regarded 18-hole links golf course. Bryn Du is on the cusp of numerous other stunning beaches and is within approx. 3.4 miles distance of the A55 Expressway.

Porch

Lounge/Diner (L-shaped)

Approx. 5.54m x 3.73m/2.96m (18'2" x 12'3"/9'9")

Kitchen/Breakfast Room (irregular shape)

Mainly approx. 3.35m x 2.15m (11'0" x 7'1") (exc. recesses)

Inner Hall

Bedroom 1

Approx. 3.54m x 2.91m (11'7" x 9'7") (max.)

Bedroom 2

Approx. 2.98m x 2.91m (9'9" x 9'7")

Bathroom

Exterior

Long concrete drive offering excellent parking. Small lawn to front bordered by hedgerow to right-hand side. Concrete path around bungalow. Strip of lawn to left-hand side of drive/garage:

Single Garage

Approx. 5.42m x 2.79m (17'9" x 9'2")

Metal up-and-over door; timber single glazed window; light and power.



Exterior (Continued)

Small lawned garden to rear, flanked by a timber fence to the right-hand side and row of fir trees to the rear, with shrubs to the left-hand side alongside the garage.

Council Tax

Band B.

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 on the A55 exit at Junction 5, turning right onto the A4080 towards Rhosneigr. Continue as far as Llanfaelog turning left at the staggered junction just after St Maelog's Church. Continue and just as you enter Bryn Du, Saith Llathen is the first development on the left-hand side and the property will be seen at the end.

PARTICULARS PREPARED JHB/AH

REF: 12345085

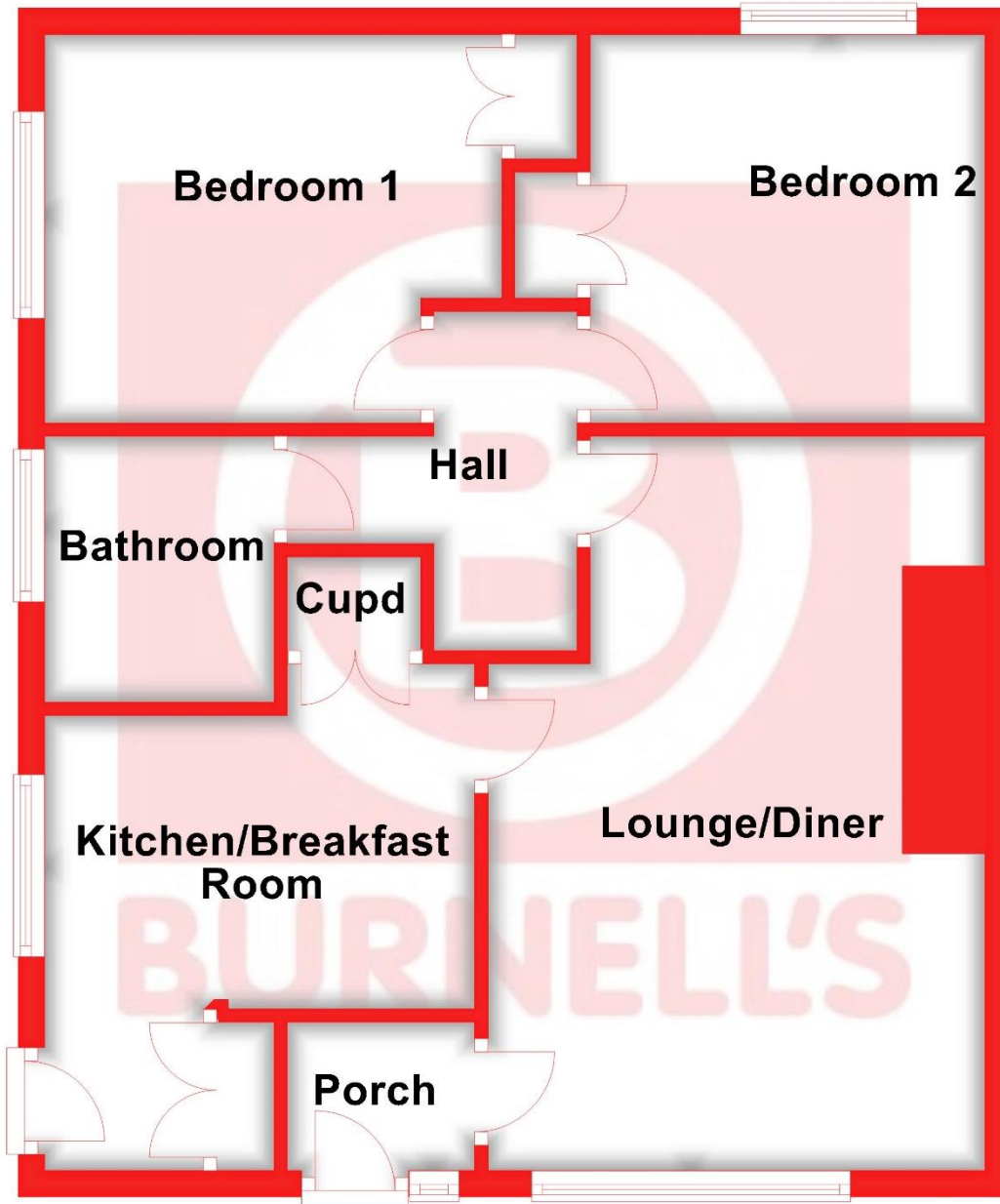


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F		
1-20	G	1 G	

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. 58.6 sq. metres



Total area: approx. 58.6 sq. metres

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