



BURNELL'S
the smarter way to sell

**3 Glantraeth Estate
Valley
Anglesey
LL65 3AN**

**O.I.R.O.
£365,000**



**SIZEABLE LOUNGE
ATTRACTIVE FITTED KITCHEN/DINER
4 BEDROOMS
IMPRESSIVE CONTEMPORARY
SHOWER ROOM/W.C.**

**PVCu DOUBLE GLAZING
GAS CENTRAL HEATING
ON-SITE PARKING & INTEGRAL GARAGE
SIZEABLE PAVED REAR GARDEN
E.V CHARGING POINT**

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

Description: Very impressive extended detached bungalow, being situated in this highly desirable coastal location adjacent to Gorad beach and convenient for Valley village and the A5.

The accommodation briefly comprises of a PVCu entrance door with coloured leaded double glazed panel to **entrance porch**, having a tiled floor with glazed door opening into a **pleasant lounge**.

Kitchen/diner having a wide arched opening which separates the kitchen from the dining area, with the room having a tiled floor and the kitchen boasting a recently refitted kitchen with a range of resin worktops, base and wall units incorporating a white double Belfast sink, electric induction hob with electric oven beneath and extractor hood over, stand-up unit housing an integrated fridge and freezer. The kitchen incorporates 3 concealed plinth drawers.

Door with opening top casement giving access to the garden.

Large L-shaped **inner hallway** with a good range of built-in cupboards and skylight.

There are **4 bedrooms** together with an attractive **contemporary shower room** having a white suite with thermostatic shower to the cubicle which has a rainfall showerhead and handheld hose, together with a wash hand basin with vanity base cupboard, low level W.C., chrome heated towel rail, tiled floor, fully tiled walls and plastic clad ceiling.

This superb property has been modernised and upgraded over the past 2 years and would make a lovely retirement bungalow or family home and early is strongly recommended.

Location

The property is situated on this popular coastal development, adjacent to Gorad Beach and Holyhead Bay, convenient for the excellent amenities offered at Valley village, which offers a wide range of shops and 2 hotels/public houses/restaurants, railway station, local primary school and easy access onto the A5/A55 Expressway. Holyhead town centre is approximately 4 miles distance.

Entrance Vestibule/Porch

Lounge

Approx. 5.98m x 3.75m (19' 7" x 12' 4")

Kitchen/Diner (L-shaped)

Approx. 5.96m x 2.86m (19' 7" x 9' 5")

Inner Hallway (L-shaped)

Bedroom 1

Approx. 3.93m x 3.72m (12' 11" x 12' 2")

Bedroom 2

Approx. 3.72m x 2.86m (12' 2" x 9' 5")

Bedroom 3

Approx. 3.00m x 2.91m (max) (9' 10" x 9' 7")

Bedroom 4

Approx. 3.83m x 3.31m (mainly) (12' 7" x 10' 10")

Shower Room/W.C.



Exterior

Concrete drive with golden pebbled front garden and borders with concrete path around the bungalow, with timber gates to either side. External EV charging point.

Integral Garage (L-shaped)

Approx. 4.02m x 4.77m (13' 2" x 15' 8") - mainly Electric sectional door, inner door to hallway, radiator, Worcester condensing boiler, electric meter and consumer unit, plumbing for a washing machine and cold water tap.

Exterior (Continued)

Very attractive sizeable rear paved garden with pebbled borders with Anglesey Palm; outside electrical point and water tap, shed.

Council Tax

Band D

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 A5 from Holyhead to Valley turn left onto the Gorad Road immediately as you enter Valley. Proceed for some distance taking the 4th turning on the left onto Beach Road. Proceed down Beach Road turning left into Glantraeth and the property will be seen on the left.

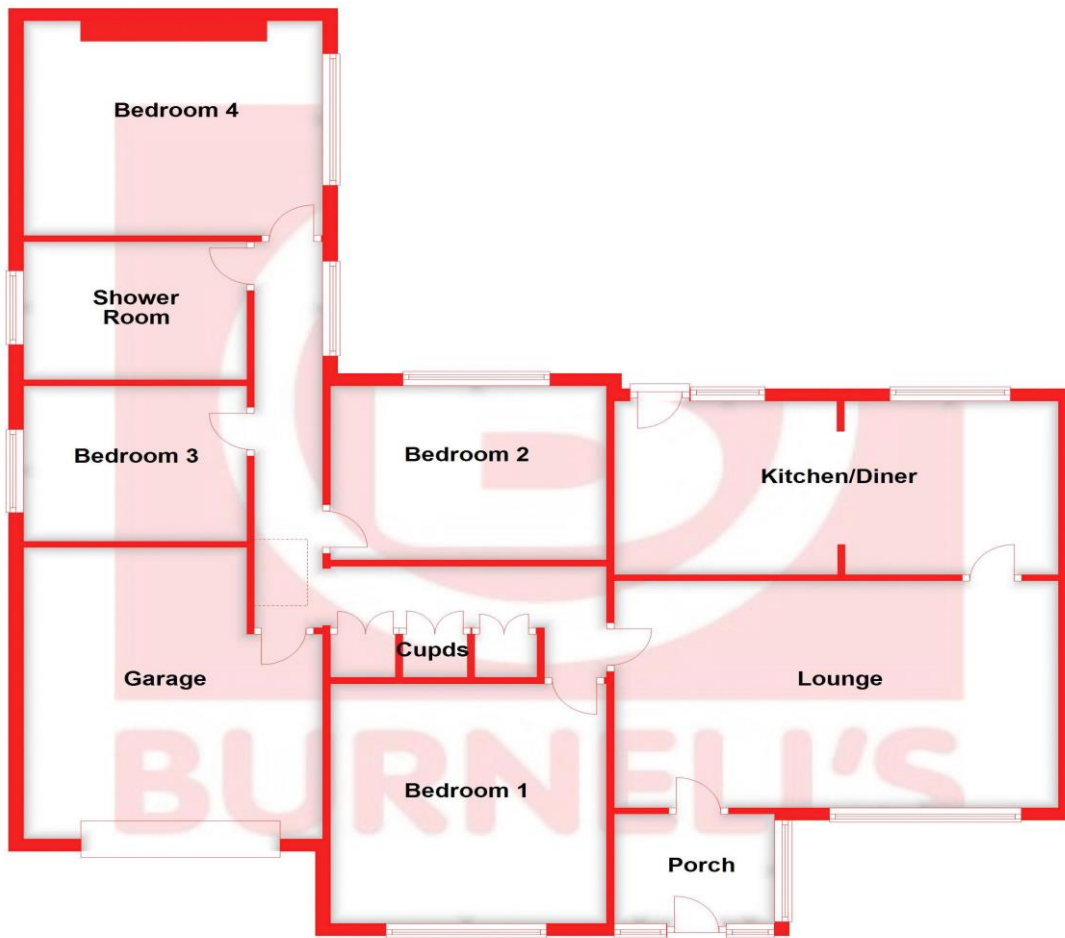
PARTICULARS PREPARED JHB/CJK
REF: 12385651



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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. 132.2 sq. metres



Total area: approx. 132.2 sq. metres

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