



BURNELL'S
the smarter way to sell

**28 Ger Y Mor
Rhosneigr
Anglesey
LL64 5JF**

**O.I.R.O.
£595,000**



**KITCHEN/DINER & UTILITY/PASSAGEWAY
LOUNGE & FEATURE SUN LOUNGE
3 BEDROOMS (1 ON G. FLR)
SHOWER ROOM & 1ST FLR BATHROOM
OIL CENTRAL HEATING**

**PVCu DOUBLE GLAZING
EXCELLENT ON-SITE PARKING & GARAGE
FRONT GARDEN & REAR LANDSCAPED GARDEN
WITH GARDEN/STUDIO ROOM
NO ON-GOING CHAIN**

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

Description: Stunning detached chalet style house which has been beautifully and impressively extended, refurbished and modernised in recent years, boasting a sizeable enclosed landscaped rear garden, situated in this highly desirable area within short walking distance of the village centre and beaches.

The accommodation briefly comprises PVCu entrance door to **hall** with stairs to 1st floor with understairs cupboard.

Kitchen/Diner separated by, we believe, a central chimney breasting with arched opening to 1 side, with the **dining area** having a double base cupboard and shelving to corner.

There is an attractive fitted **kitchen** offering an extensive range of fitted worktops, base and wall units incorporating a stainless steel sink, electric ceramic hob with extractor hood over, stand-up unit with integrated microwave and electric grill and oven, another stand-up unit with integrated fridge and freezer; aluminium double glazed door leads into the **lean-to utility/passageway**, which has a quarry tiled floor, polycarbonate roof with partial glazed timber doors to front and rear, with fitted worktop incorporating a stainless steel sink with base cupboards and 2 stand-up units, plumbing for a washing machine.

Spacious **lounge** with wide window and wide opening which leads into:

An impressive **sun lounge** with painted clad finish to walls, with large feature glazed roof lantern and PVCu double glazed patio doors with matching sidelights giving access to the rear garden.

To the ground floor is a **bedroom** with PVCu double glazed window opening into the side passageway, together with a **shower room** having a white 3-piece suite with electric shower to cubicle, wash hand-basin with vanity base cupboard, fully tiled walls, electric shaver point and chrome heated towel rail.

1st floor landing with a range of built-in cupboards and undereaves storage cupboards, together with **2 bedrooms** with the front master bedroom enjoying pleasant sea glimpses between adjacent properties, together with undereaves storage and the rear bedroom having a large undereaves storage cupboard, together with a built-in linen cupboard.

Attractive **bathroom** with a white 3-piece suite, with electric shower over the bath, with folding shower screen, vanity worktop, fully tiled walls, shaver point and chrome heated towel rail.

The property is ideal as either a perfect retirement home or holiday/investment property and early viewing cannot be more strongly recommended.

Location

The property is situated in a highly sought-after and desirable residential location within walking distance of the village centre which offers niche/designer shops, cafes, public houses/restaurants/bars, etc. together with Rhosneigr's renowned beaches, which is a sought-after destination for water enthusiasts, with kite surfing being particularly popular. Rhosneigr also boasts a well-regarded 18-hole links golf course and a mainline railway station together with direct access via Junction 5 onto the A55 Expressway.

Hall

Kitchen/Diner

Dining Area - Approx. 4.28m/4.90m x 3.19m
(14'1" x 16'1" x 10'6") (mainly)

Kitchen Area - Approx. 5.36m x 3.13m (17'7" x 10'3")



Lean-To Utility/Passageway

Approx. 7.23m x 1.56m (23'9" x 5'1")

Lounge

Approx. 6.68m x 3.27m (21'11" x 10'9")

Sun Lounge

Approx. 5.06m x 3.63m (16'7" x 11'11")

Bedroom 3

Approx. 2.73m x 2.76m (8'11" x 9'1")

Shower Room

1st Floor

Bedroom 1

Approx. 4.08m x 3.29m (13'5" x 10'10")

Bedroom 2

Approx. 4.10m x 3.05m/2.58m (13'5" x 10'0"/8'6")

Bathroom

Exterior

Concrete drive offering excellent on-site parking area with outside water tap and plastic oil storage tank to left-hand side.

Garage (L-shaped)

Approx. 5.27m x 2.65m (mainly – exc. recess) (17'3" x 8'8")
Metal up-and-over door, electric meter and consumer unit, light and power, oil central heating boiler and a PVCu door with double glazed panel to the rear garden.

Exterior (Continued)

Small lawned garden to front with path giving access to side entrance.

Beautifully landscaped rear garden comprising of a paved path leading to a lovely paved rear patio, with planter to left-hand side enclosed by timber sleepers, with timber sleepers retaining a lovely, slightly elevated lawned garden, all of which is enclosed by high painted walls.

Very attractive rear border with bench seating to either side of a circular paved patio, with central firepit. **Sizeable timber shed.**

Garden/Studio Room

Approx. 3.90m x 2.72m (12'10" x 8'11")

Lovely room which would lend itself to a variety of uses, presently used as an overspill bedroom, having 2 modern electric panel heaters and a timber external door with sealed double glazed panel and its wide timber sealed double glazed window. **W.C.** with wash hand-basin, with electric water heater, W.C. and extractor fan.

Council Tax –

Self-catering and holiday let accommodation

From the 1st April 2023 if your property is in Wales, it will be rated as a self-catering property and valued for Business Rates if it's both:

- Available to let for short periods for at least 252 nights in total over the current and previous tax years.
- Actually let for at least 182 nights in the last 12 months.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	48 E	
21-38	F		
1-20	G		

Tenure

We have been advised by the Seller that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitor.

Directions

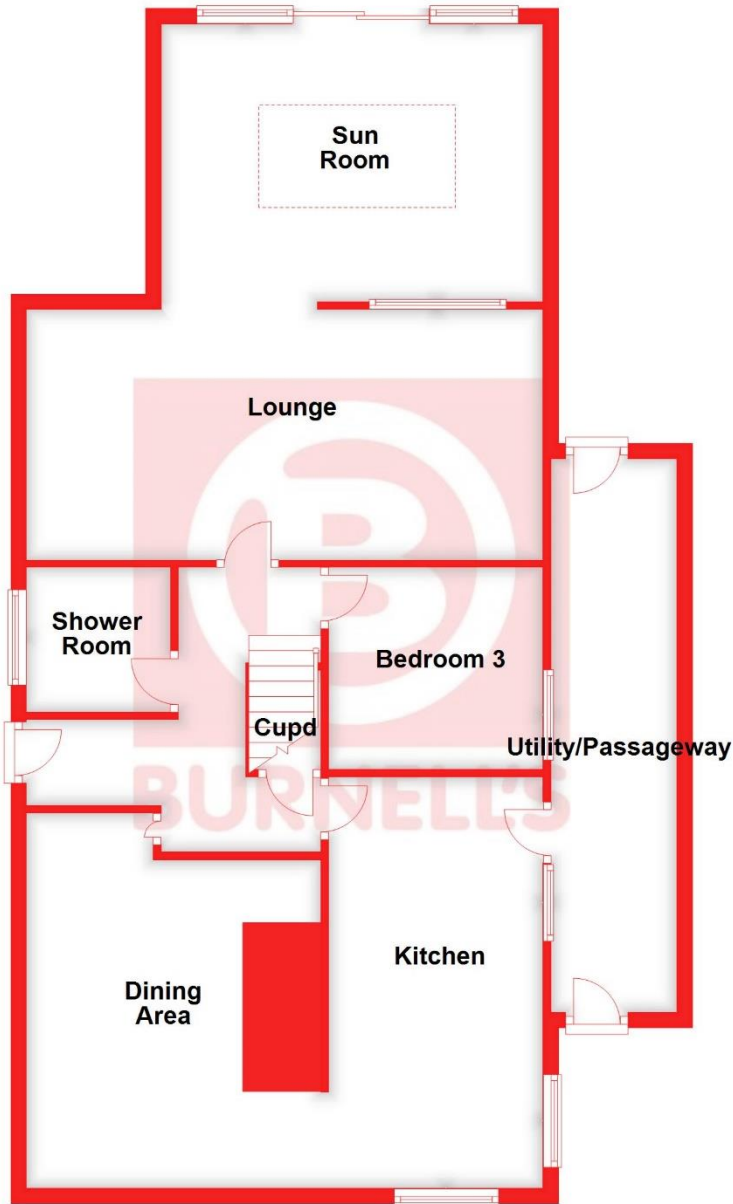
When travelling on the A55 exit at Junction 5 onto the A4080 towards Rhosneigr. Continue through Llanfaelog turning right after the Wayside Stores/Spar towards Rhosneigr and continue past the Maelog Lake. When entering the village, take the left-hand turning for Ffordd Belan, followed by the 3rd right turn into Ger Y Mor/Whispering Sands. Proceed to the very end and the property is facing you on the right (within the end cul-de-sac).

PARTICULARS PREPARED JHB/CJK/AH

REF: 12389732

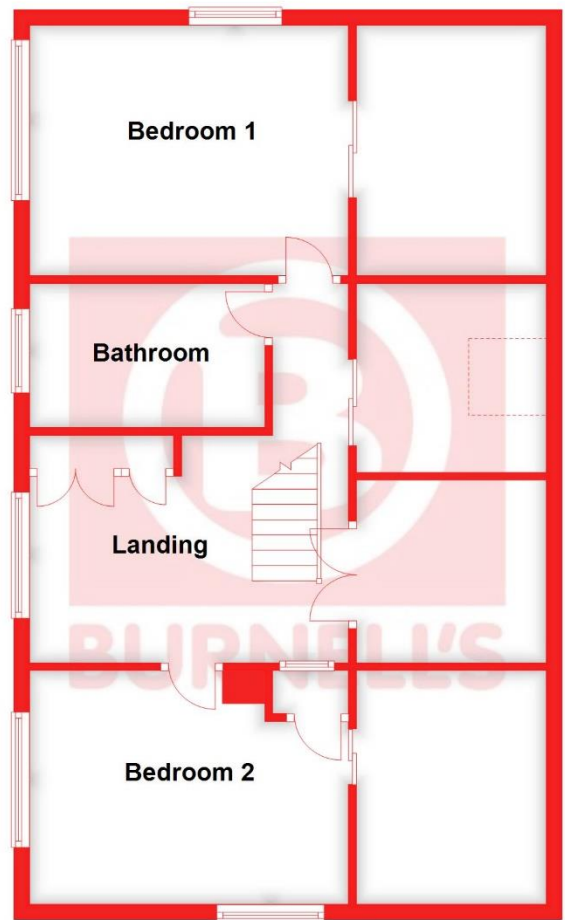
Ground Floor

Approx. 107.7 sq. metres



First Floor

Approx. 75.2 sq. metres



Total area: approx. 182.9 sq. metres

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

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.