



BURNELL'S
the smarter way to sell

**5 Rehoboth Terrace
Llanfaelog
Ty Croes
Anglesey LL63 5TP**

**O.I.R.O.
£170,000**



**LOUNGE/DINER
KITCHEN
2 BEDROOMS
BATHROOM
PVCu DOUBLE GLAZING**

**AIR SOURCE CENTRAL HEATING SYSTEM
PV SOLAR PANELLING
PLEASANT REAR PAVED PATIO
LOVELY RURAL VIEWS TO REAR
NO ON-GOING CHAIN**

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

Description: Attractive extended end terraced house being part of this popular terrace backing onto open fields, being on the cusp of the desirable coastal resort of Rhosneigr.

The accommodation briefly comprises PVCu entrance door to **hall** with stairs to 1st floor, electric meter and consumer unit; **lounge/diner** separated by a central partition wall with wide opening, with the lounge area having a wall-to-wall brick fireplace; there is a sizeable understairs cupboard and a PVCu door with double glazed panel opening to the rear.

Kitchen with stainless steel sink, electric cooker point, plumbing for a washing machine and extractor fan.

To the 1st floor, there are **2 bedrooms**, both having double built-in wardrobes and with bedroom 2 enjoying lovely rural views.

The **bathroom** has a coloured 4-piece suite with a separate shower cubicle having an electric shower and extractor fan.

The property, which benefits from PV solar panning and an air source central heating system, offers scope for further modernisation and would make a lovely 1st time buy, investment or retirement property, and early viewing cannot be more strongly recommended.

Location

The property is situated in the small village of Llanfaelog, being ideally situated for the desirable and well known coastal resort of Rhosneigr which is approx. 1.6 miles, offering 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. Llanfaelog is on the cusp of numerous other stunning beaches and is within approx. 3.3 miles distance of the A55 Expressway. Holyhead town, with its excellent out-of-town shopping including port and railway station, is approx. 12.1 miles distance.



Hall

Lounge/Diner

Approx. 6.40m x 3.67m/3.80m
(21'0" x 12'0"/12'6") (overall)

Kitchen

Approx. 2.61m x 3.24m (8'7" x 10'8")

1st Floor

Bedroom 1

Approx. 4.85m x 2.77m (15'11" x 9'1")

Bedroom 2

Approx. 3.16m x 3.10m (10'4" x 10'2")

Bathroom

Exterior

Small enclosed garden to front (presently unkempt).

Shared path to side leads to a pleasant rear paved patio and elevated overgrown planter, backing onto open fields beyond.

We understand there is pedestrian rights-of-access across the rear curtilage in favour of No 6. 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 from Holyhead on the A55 exit at Junction 5, turning right onto the A4080 towards Rhosneigr. Continue as far as Llanfaelog turning right just after St Maelog's Church, onto A4080/Station Road and the property will shortly be seen on the right-hand side.

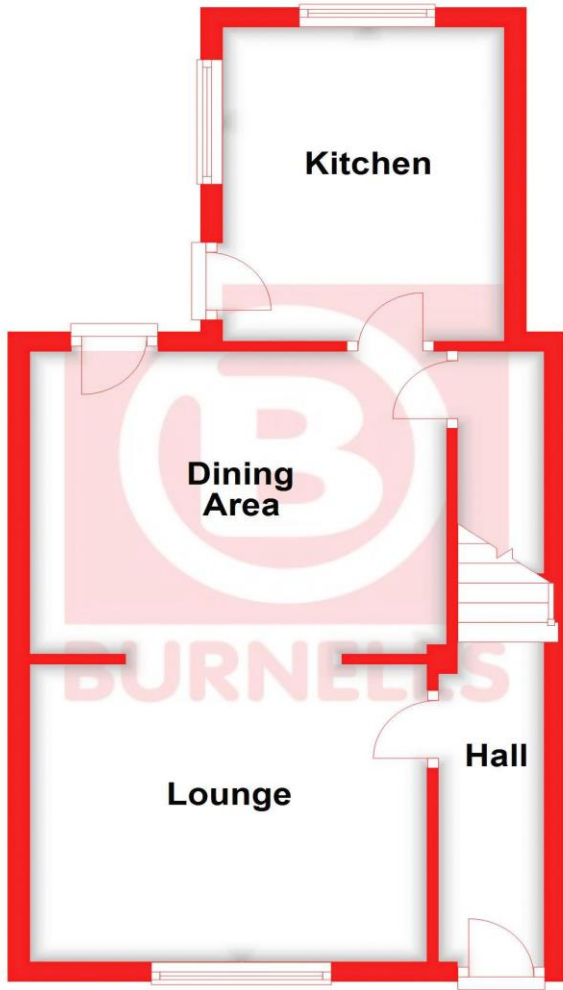


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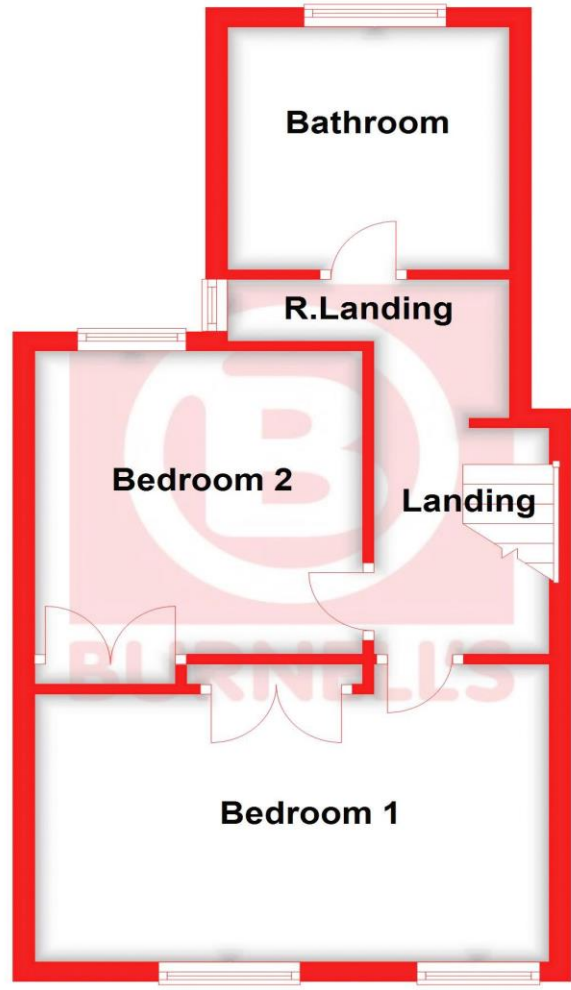
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. 38.6 sq. metres



First Floor
Approx. 38.6 sq. metres



Total area: approx. 77.2 sq. metres

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