



BURNELL'S
the smarter way to sell

**Jericho
Llanddeusant
Anglesey
LL65 4AS**

**O.I.R.O.
£525,000**



**2 RECEPTION ROOMS & CONSERVATORY
SUPERB KITCHEN/DINER
7 BEDROOMS
2 SHOWER ROOMS
MAHOGANY STYLE PVCu DOUBLE GLAZING**

**OIL CENTRAL HEATING
ON-SITE PARKING, DETACHED GARAGE &
OUTBUILDINGS/STORES
SET IN APPROX. 6.12 ACRES OR THEREABOUTS
ENJOYS LOVELY OPEN RURAL VIEWS**

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

Description: Impressive, greatly extended, spacious detached cottage which occupies a slightly elevated roadside position, set in approx. 6.12 acres or thereabouts, in a lovely rural location, enjoying superb rural views situated on the outskirts of Llanddeusant village within short driving distance of the coast.

The spacious accommodation would be ideal for occupation by an extended family or offers excellent commercial opportunities, subject to any necessary consents.

The accommodation briefly comprises PVCu entrance door to **porch** with PVCu double glazed inner door opening into a sizeable **lounge**, having a cement block fireplace with timber mantel and Calor gas point.

Lovely **front conservatory** with dwarf walls and double glazed windows to 2 sides with double glazed French doors opening onto the front patio, having a tiled floor beneath a pitched polycarbonate roof and enjoying superb open rural views.

There is a magnificent spacious **kitchen/diner** offering an extensive range of polished granite worktops, base and wall units together with a large matching central island dining table, with base cupboards; inset stainless steel sink, integrated dishwasher, electric cooker point, extractor hood, tiled floor, 4 Velux skylights and PVCu double glazed bi-fold doors to either side.

Side porch/utility having a tiled floor, worktop and plumbing for a washing machine.

The right-hand inner hallway leads to an impressive **sitting room** with decorative fireplace; **2 bedrooms** and **shower room** with an attractive white contemporary 3-piece suite with thermostatic shower to the cubicle.

The left-hand hallway serves a further **5 bedrooms** and a 2nd attractive **shower room** again with a contemporary white suite with thermostatic shower to the cubicle.

The cottage offers the versatility of extensive accommodation, combined with magnificent views together with approx. circa. 6 acres, appealing to people with horses/ponies etc.

Location

The property is situated on the outskirts of Llanddeusant village, which is close to the village of Llanfachraeth and the A5025 coast road around Anglesey. The picturesque coastal village of Cemaes Bay is within approx. 6.7 miles, and the excellent commercialised village of Valley is within approx. 6.7 miles. Holyhead town, with its excellent out of town shopping and busy port/railway station, is approx. 12 miles distance. Many superb beaches are also within short driving distance such as Sandy Beach and Church Bay including the Cemlyn Nature Reserve.

Entrance Porch

Lounge

Approx. 5.83m/6.25m x 4.75m (19'2"/20'6" x 15'7")

Conservatory

Approx. 4.93m x 3.43m (16'2" x 11'3") (mainly)

Kitchen/Diner

Approx. 7.25m x 4.35m/4.54m (23'9" x 14' 3"/14'11")

Side Porch/Utility

Inner Corridor (right-hand side)

Sitting Room

Approx. 5.72m x 3.88m (18'9" x 12'9")

Bedroom 1

Approx. 4.19m x 3.62m (13'9" x 11'11")



Bedroom 2

Approx. 4.15m x 3.63m (13'7" x 11'11")

Shower Room

Inner Hall (left-hand side)

Bedroom 3

Approx. 4.70m x 3.54m (15'5" x 11'7")

Bedroom 4

Approx. 4.10m x 2.59m (13'5" x 8'6") (max.)

Bedroom 5

Approx. 2.60m x 3.91m (8'6" x 12'10") (max.)

Bedroom 6

Approx. 2.68m x 2.97m (8'10" x 9'9")

Bedroom 7

Approx. 2.64m x 2.95m (8'8" x 9'8")

Shower Room

Exterior

Large split-level enclosed paved patio to front enjoying lovely rural views; concrete parking space to left-hand side with galvanised gate and path to left-hand side. Path with 2 galvanised gates to right-hand side.

To the right-hand side is a tarmac car parking space with a raised planter which has a Scottish Power telegraph pole.

Interested purchasers should ask their Solicitor to confirm wayleaves together with payments receivable.

Detached Garage – Approx. 4.64m x 2.53m (15'3" x 8'4")

Double timber door.

Store Room – Approx. 3.83m x 3.25m (12'7" x 10'8")

Timber door.

A metal galvanised gate to the side of the store gives access to 1 of the fields.

To the rear right-hand side of the cottage, is a small elevated parcel of land overlaid with crushed slate, sub-divided by concrete paths, having a dog pen, timber garden shed and a **masonry store** (former pigeon loft). **Former outside W.C.** (needs upgrading) with outside water tap. Substantial **hay barn** with light and power.

To the rear of the property is a sizeable pleasant paved patio with timber pergola, which wraps around the rear extension, with raised planters, having a variety of shrubs and bushes. Outside electrical sockets. To the rear of the cottage is another **store** housing the oil central heating boiler.

Paved steps from the rear patio lead up to a large enclosed garden (which requires landscaping/topsoil), partially sub-divided by a timber fence and gate, which separates a small **timber store** and a **masonry store**. There is a plastic oil storage tank to rear.

We understand the land comprises of 6 enclosures, 3 of which have access onto the highway.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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.

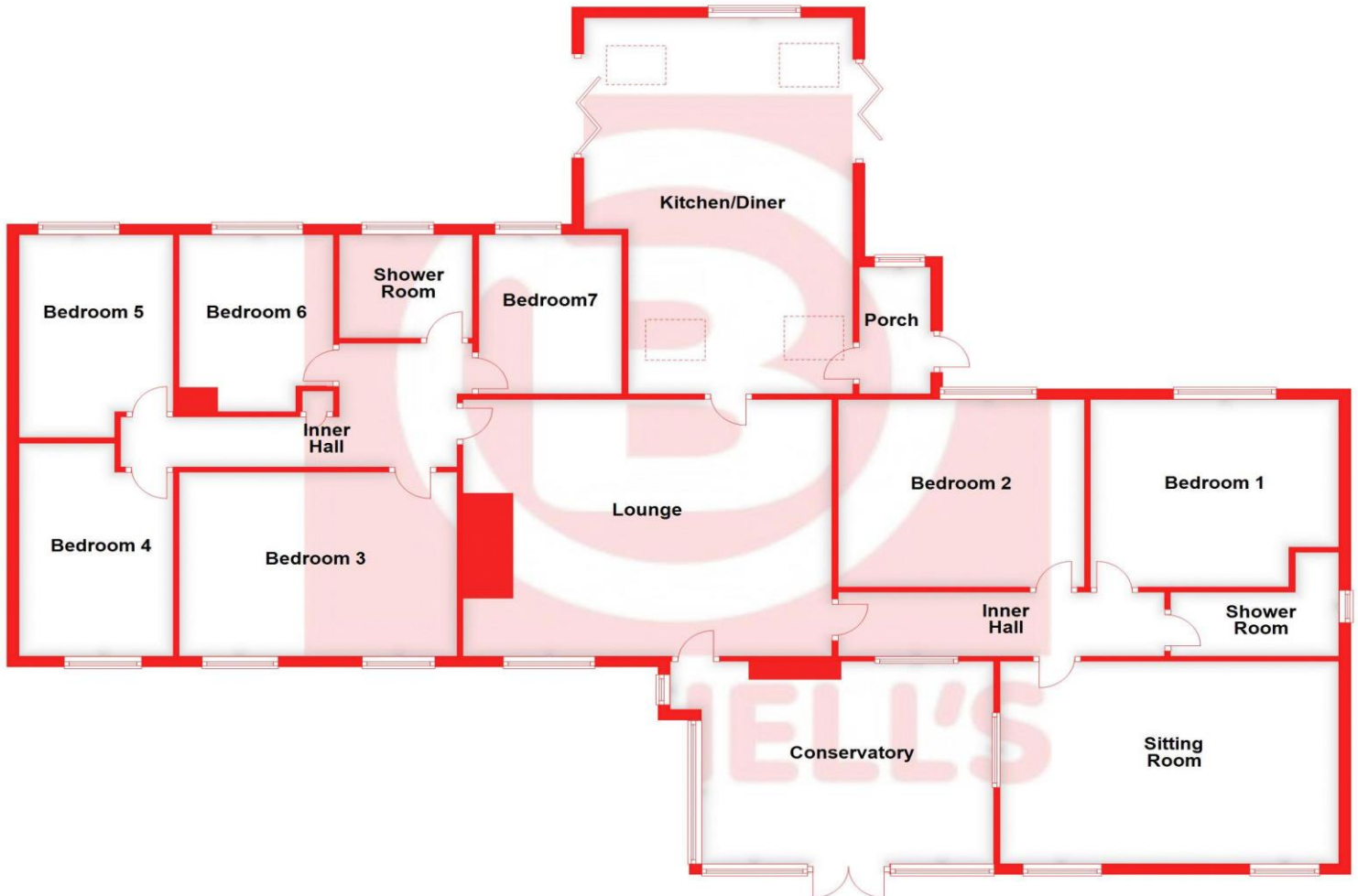
Directions

When travelling from Holyhead to Valley on the A5, turn left at the traffic lights onto the A5025 towards Cemaes Bay. As you enter the village of Llanfachraeth turn right at the post office/Premier shop and continue following this road turning left at the next T-junction (Chapel on left). Follow this road passing through Llanddeusant, and continue along the long stretch. Pass the junction on the right-hand side signposted for Elim (with a former chapel on corner). Continue around the bends and take the next right turn. The property will be found on the right-hand side.

PARTICULARS PREPARED JHB/AH

REF: 12424169

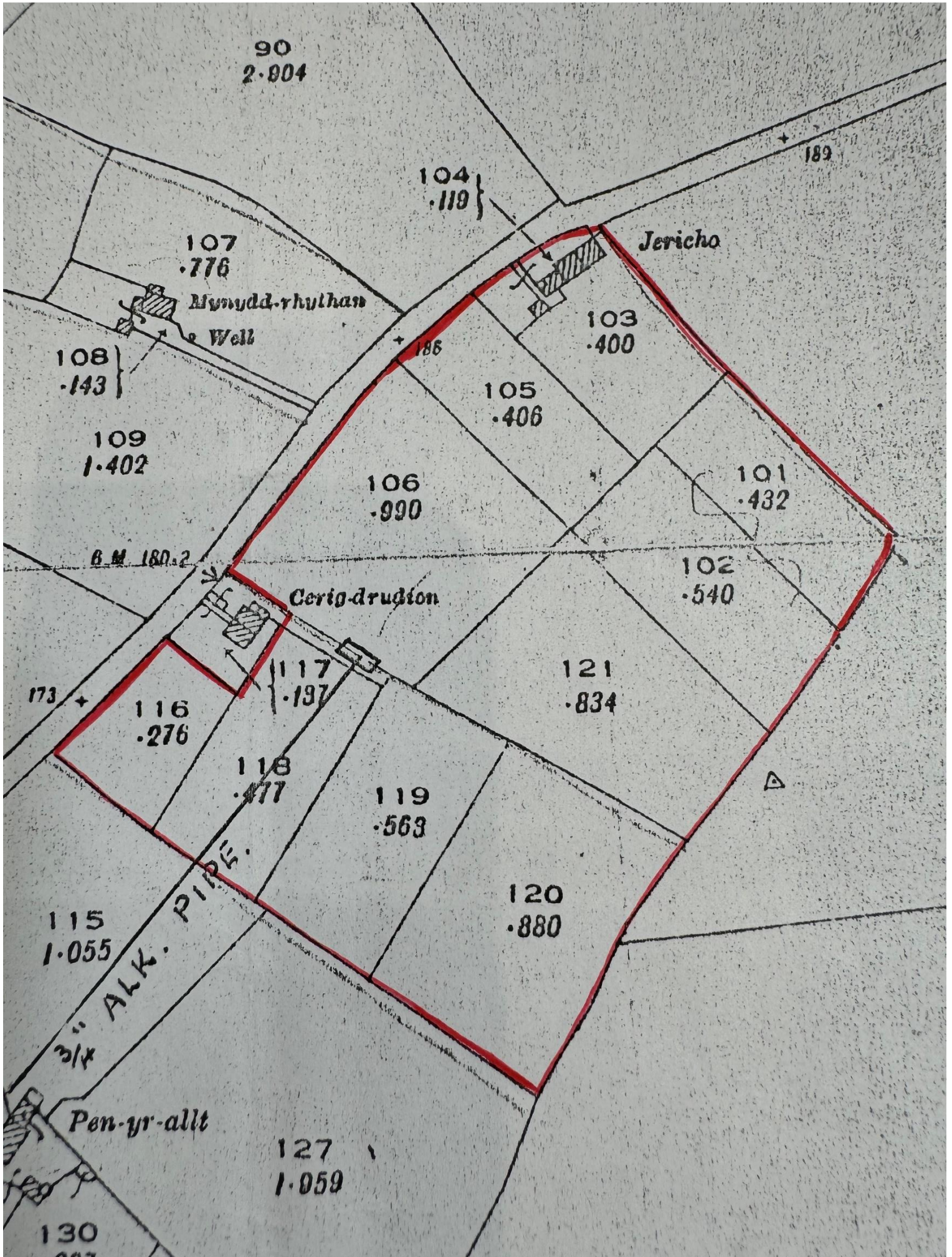
Ground Floor
Approx. 219.1 sq. metres



Total area: approx. 219.1 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.



FOR IDENTIFICATION PURPOSES ONLY