



Grugwen, Bryn Y Mor Road Valley, Isle of Anglesey LL65 3EY  
 Freehold Detached  
 OFFERS OVER £270,000

- Split-Level Detached Bungalow Located On The Very Sought After Bryn Y Mor Road
- 3 Bedrooms/1 Bathroom/2 Receptions
- Provides Off-Road Parking Together With An Integral Garage, Utility & Separate Wc, Gardens Front & Rear.
- Chain Free
- Open Field Views To Both Fron & Rear With Glimpses On Inland Sea
- Short Drive Away From Both Rhoscolyn And Trearddur Bay Beaches
- Services Mains Electric, Mains Water, Mains Drains, Central Heating LPG Gas
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## Property Summary

An Opportunity To Acquire A Split-Level Detached Bungalow Located On The Very Sought After Bryn Y Mor Road Ideally Placed Between Four Mile Bridge & Valley With The Added Benefit Of Having No Onward Chain. The Property Is Located In What Is Arguably One Of Valley's Most Favoured Spots & Boasts Glimpses Of The Inland Sea From The Rear Garden And In Addition Provides Off-Road Parking Together With An Integral Garage, Gardens Front & Rear.

The accommodation which benefits from LPG gas central heating and double glazing briefly comprises steps leading up to sunroom/front porch with glazed windows to three sides, tiled flooring, door into dining/reception room with doors off into inner hallway and kitchen, small stairs leading up to the lounge with coved ceiling, window to front aspect boasting open field views, sliding doors with super views overlooking garden and open fields with glimpses of the inland sea. Continuing off the dining/reception room is a door off into the kitchen briefly comprising base and wall storage cupboards, drawer pack, integrated fridge/freezer, integrated eye level oven, ceramic hob with integrated extractor over, complimentary work surfaces and tiled splash backs, vinyl tiled effect flooring, window with view to rear aspect through the rear sun porch, door into rear sun porch with tiled flooring, window to three side and door leading out onto timber balcony with steps down to rear garden.

Continuing off the dining/reception room is a door to the inner hall way with built in airing cupboard, slingsby style ladder to loft space, doors leading off into bedroom 1 with built in wardrobes with alcove shelving to either side, window to rear aspect with super views overlooking garden and open fields with glimpses of the inland sea, bedroom 2 with built in wardrobes and window to front aspect boasting open filed views, bedroom 3 with views to front aspect and completing the internal accommodation is the bathroom briefly comprising walk in shower cubicle with tiled surround and electric shower, vanity sink base unit, low flush wc and complimentary tiled walls.

### Externally

Drive to front of property with off road parking leading to an integral garage and steps up to a timber balcony and onward access into the property. The front garden is mainly laid to lawn with mature trees and shrubs and a timber gate at the side takes you to a very generous rear garden area which is mainly laid to lawn with trees and shrubs. In addition, there are double doors leading to a useful storage space under and a glazed door leads into the utility room with door through to the integral garage along with a separate wc.

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## Location

Grugwen is located down a private lane on the outskirts off Valley & also borders the sought after village of Four Mile Bridge. This offers a quiet yet convenient lifestyle being within only a short drive to numerous shops in the neighbouring market town of Holyhead and also to the A55 expressway. The village of Valley itself offers various shops, takeaways, eateries and public houses while also offering a variety of both countryside and coastal walks on the doorstep. Four Mile Bridge is a sought-after location sitting on the southern end of Holy Island off the coast of Anglesey. The village is just a short drive away from both Rhoscolyn and Trearddur Bay beaches and their popular bars and eateries whilst also sitting on the Anglesey coastal path. The market town of Holyhead is also just a short drive away offering various amenities and transport links.

## Council Tax Band F

## Exact Location

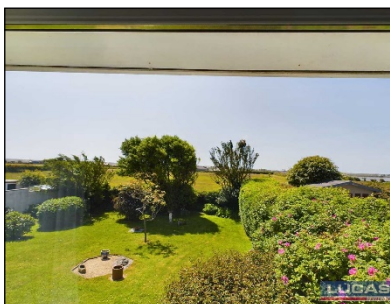
what3words ///bachelor.encroach.harshest

AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

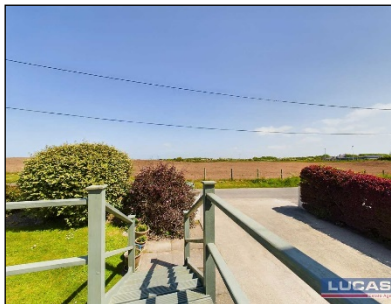
## Note to Customers

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EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0780-0034-6216-2907-6200>

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