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**34 Cae Braenar  
Holyhead  
Anglesey LL65 2PN**

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£162,950**



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

**Description:** Pleasant garage-linked detached house situated in this coastal cul-de-sac development on the periphery of Holyhead town centre, convenient for most local amenities including Penrhos Beach and Ysbyty Penrhos (hospital).

The property has been extended and impressively modernised in recent years boasting a lovely sundrenched landscaped rear garden.

The accommodation briefly comprises an aluminium double glazed entrance door to **entrance porch** with tiled floor; **cloak room** – white pedestal wash hand-basin, tiled floor (we understand the former soil pipe is in situ beneath the floor covering), attractive tiling to ½ height to walls with wall mounted gas combination boiler.

Sizeable L-shaped **lounge/diner** with open-tread staircase to 1<sup>st</sup> floor; impressive extended **kitchen** with an excellent range of fitted worktops and base cupboards, incorporating a single drainer stainless steel sink unit and electric ceramic hob with electric double oven beneath and integrated dishwasher, excellent range of wall units to accord, small peninsula breakfast bar, stainless steel heat-shield behind the hob with integrated extractor hood (which extracts to the outside), attractive tiled floor with LED lights to kick-boards, PVCu double glazed French doors open onto the rear garden.

To the 1<sup>st</sup> floor, there are **3 bedrooms** with the front 2 bedrooms enjoying lovely sea views between adjacent properties and with bedroom 3 having a built-in cupboard over the stairwell with radiator.

Attractive **bathroom** with contemporary white suite comprising of bath with overhead thermostatic shower with glazed shower screen, pedestal wash hand-basin with vanity base cupboard, low level W.C. with concealed cistern, tiled floor, tiling to full height to walls, extractor fan, chrome heated towel rail and concealed cladding to ceiling with downlights.

Viewing is essential.

### Location

The property is situated in a popular residential location within walking distance of Ysbyty Penrhos (hospital) and Penrhos/Gorad Beach which provides fine walks linking through to the Nature Reserve. The excellent out-of-town shopping offered at the nearby Penrhos Estate it literally within walking distance and the property is ideally situated being on the periphery of Holyhead town centre convenient for most local amenities including Holyhead port and railway station, and enjoys easy access onto the A55 Expressway.

### Entrance Porch

### Cloak Room

**Lounge/Diner** (L-shaped):

### Lounge Area

Approx. 5.24m x 4.55m (17'2" x 14'11")

### Dining Area

Approx. 2.72m x 2.84m (8'11" x 9'4")

### Kitchen

Approx. 4.96m x 2.69m (16'3" x 8'10")

### 1st Floor

### Bedroom 1

Approx. 3.00m x 3.62m (9'10" x 11'11")



### Bedroom 2

Approx. 3.64m x 3.37m (11'11" x 11'1")

### Bedroom 3

Approx. 2.12m x 1.91m (6'11" x 6'3");  
Recess – Approx. 1.15m x 0.72m (3'9" x 2'4")

### Bathroom

### Exterior

Concrete drive to front with projecting car port. Pleasant lawn to front with bushes to corner and 1 border, outside water tap and path with gate to left-hand side.

### Garage

Approx. 4.51m x 2.77m (14'10" x 9'1")  
Metal up-and-over door; light and power; electric meter and consumer unit.

### Exterior (Continued)

Very attractive rear garden comprising of a lovely sizeable varnished raised timber decked patio with steps down to lawned garden, all enclosed by painted masonry walls with outside water tap and timber garden shed with light and power, and plumbing for washing machine.

### 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 out of Holyhead turn left at the traffic lights over the railway bridge bearing right onto London Road. Before the top of London Road, turn left onto Lon Deg and at the junction turn left on Llanfawr Road. Take the next right-hand turn into Cae Braenar and follow the road around taking the 2nd right. The property will be seen on the left-hand side.

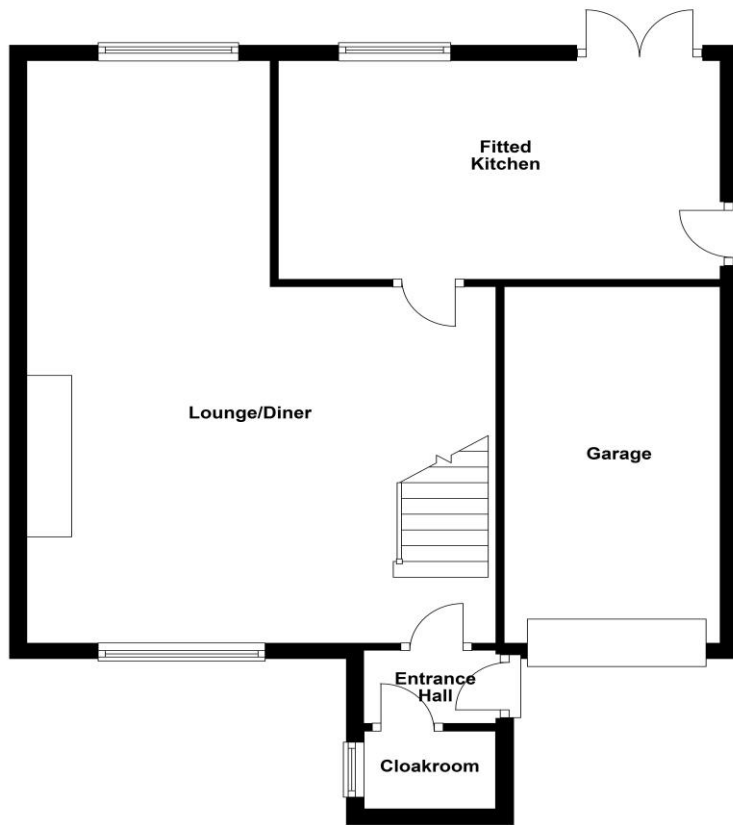
**PARTICULARS PREPARED JHB/AH 03-06-16**  
**REF: 5899878**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	20	20
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**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**



**First Floor**

