



BURNELL'S
the smarter way to sell

**The Little House
Adj to The Old Abbey
Ravenspoint Road
Trearddur Bay
Anglesey LL65 2YU**

**O.I.R.O.
£275,000**



**IMPRESSIVE 1ST FLR LOUNGE/DINER
ATTRACTIVE FITTED KITCHEN
2 BEDROOMS – 1 WITH EN SUITE
ELECTRIC DIMPLEX HEATERS**

**PVCu DOUBLE GLAZING
ON-SITE PARKING & FRONT GARDEN
SECLUDED REAR GARDEN WITH PATIO
AREA & HOT TUB**

01407 762165

www.nwpuk.co.uk

enquiries@nwpuk.co.uk

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

Description: In our opinion, The Little House is an impressive deceptively spacious chalet style detached house being a conversion of the former double garage of the adjacent property - The Old Abbey.

The property has been converted to a high specification and briefly offers the following accommodation.

PVCu entrance door opening into an L-shaped **kitchen** which offers an excellent range of fitted worktops and base cupboards with wall units to accord, with oak faced doors to units, incorporating a single drainer 1½ bowl stainless steel sink unit and electric ceramic hob with electric oven beneath; there is a washing machine and integrated dishwasher; feature high pitched ceiling with 2 Velux skylights and exposed roofing purlins.

The **kitchen** leads into the hallway which has an attractive open-tread staircase to 1st floor. The **master bedroom** has PVCu double glazed French doors opening onto the front of the property together with 2 single fitted wardrobes and 2 bedside tables; **en suite shower room** – very attractive white contemporary suite comprising of a 1½ width shower cubicle with sliding doors/screen with electric shower and tiling to ceiling height to cubicle, wash hand-basin set in a vanity surround with base cupboards with low level W.C. and concealed cistern, partial tiling to walls and chrome heated towel rail. **Bedroom 2** has PVCu double glazed bay window.

The **rear porch** has PVCu double glazed French doors opening onto the rear garden, together with a feature arched window.

Cloak Room/W.C. – White suite comprising of a W.C., wash hand-basin set in a painted timber vanity surround with double base cupboard, painted cladding to 1/3rd height to 1 wall and electric fan heater.

1st Floor Lounge/Diner – Very impressive room with high pitched ceiling with feature varnished timber roofing purlins, attractive facing brick finish to 1 wall with timber wall beam over, there are 3 windows with the rear window enjoying pleasant rural outlook, laminate flooring and wall mounted electric fire.

The property is considered to be the 'ideal holiday bolt-hole' and early viewing of this impressive property is highly recommended.

Location

The property is situated in a highly sought after holiday location, close to Porth Diana beach/bay/moorage. The Seacroft hotel/restaurant/public house is located directly opposite this property and is within walking distance of Trearddur's renowned 'Blue Flag' beach, which offers excellent water sports facilities and a lovely promenade.

The property is within walking distance of the village centre which boasts a vibrant commercial centre with excellent facilities briefly comprising 2 convenience stores, with a stunning range of restaurant and bars/hotels and includes a popular 9-hole golf course together with Holyhead's renowned 18-hole links golf course.

The coastal holiday resort of Trearddur is also convenient for the excellent out-of-town shopping offered on the outskirts of Holyhead town together with Holyhead town centre, the A55 Expressway and Holyhead port which offers an excellent and regular ferry service to Ireland.

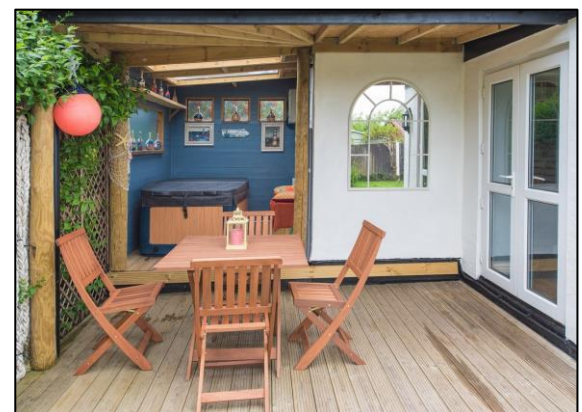
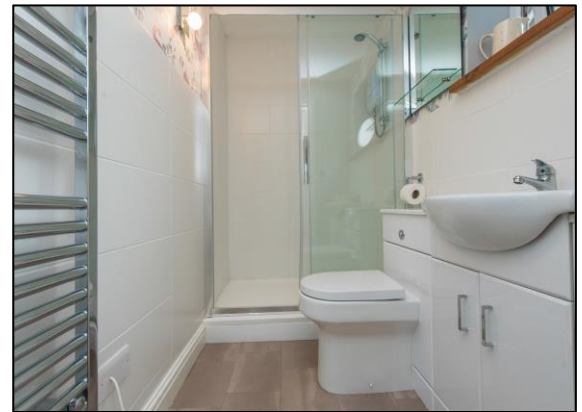
Kitchen

Approx. 2.53m x 3.00m (7' 9" x 9'10") (mainly);
Corridor – Approx. 2.12m x 1.40m (6'11" x 4'7")

Hallway

Dining Room/Bedroom 2

Approx. 3.80m x 2.91m (12'6" x 9'7")



Bedroom 1

Approx. 2.94m x 3.98m/3.57m (9'8" x 13'1"/11'9")

En Suite Shower Room**Rear Porch****Cloak Room/W.C.****1st Floor****Lounge/Diner**

Approx. 5.99m x 6.00m (19'8" x 19'8")

Exterior

We understand The Little House enjoys a right-of-way over the drive which leads to The Old Abbey, and benefits from parking for 2-3 cars in front of The Little House. Pleasant lawned garden to front enclosed by dwarf hedgerows. We understand the feature Half Rater yacht used as a flowerbed can be removed if required.

Timber fence and gate to right-hand side gives access to a gravelled bin storage area and timber garden shed. Water tap to left-hand side with gate which leads to very attractive secluded lawned rear garden, with rockery and raised area to right-hand corner with "Anglesey Palm". The garden is flanked by the garage of The Old Abbey to 1 side and timber fencing to the other 2 sides.

Adjacent to the rear right-hand corner of the property is an attractive timber structure, walled to 2 sides with various coloured windows, with the roof having 2 glazed roof panels, with the structure housing a lovely hot tub. There is an adjoining timber decked patio partially covered by a projecting roof providing shelter. The decking and hot tub overlook the rear garden.

N.B.

We understand the electric and water supplies are presently shared with The Old Abbey and will be metered. The Conveyance will require that separate supplies are installed within 12 months at the purchaser's expense, however, our Client is willing to reflect this in the sale price agreed.

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 into Holyhead on the A55 exit at Junction 2 signposted for Penrhos Industrial Estate (proceed through the new industrial estate Parc Cybi) and take the 1st turning off the roundabout towards Holyhead Leisure Centre. Proceed to the next roundabout and turn left towards Trearddur Bay (B4545). After passing through the village centre, take the 1st right onto Ravenspoint Road and proceed along this road. The property will be seen on the left-hand side directly opposite The Seacroft restaurant/public house.

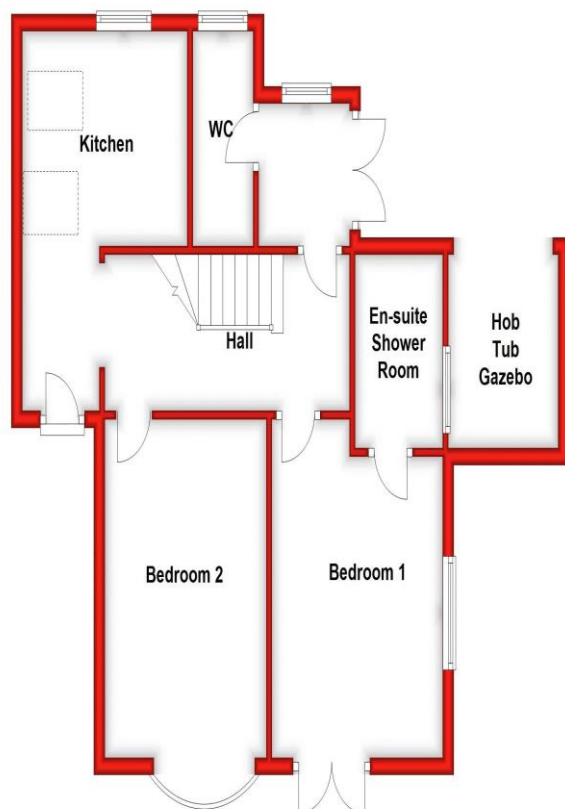
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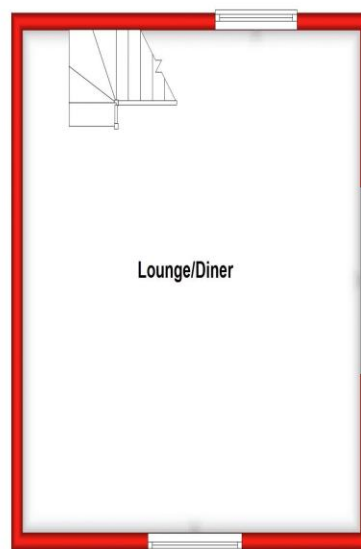


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	30	30
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



Floor space only approx' & for guide purpose 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.