

Regulated by:



RICS



Since 1989

A deceptive 3 bedroomed detached bungalow in a sought after cul-de-sac. Holyhead, Isle of Anglesey



46 Garreglwyd Park, Holyhead, Isle of Anglesey. LL65 1NW.

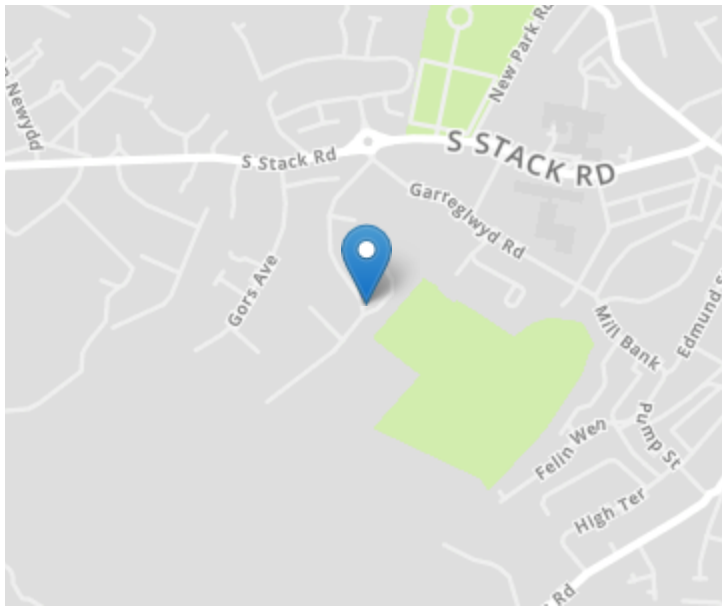
REF: R/3754/LD

£190,000

*** No onward chain - Priced to sell *** A deceptive and highly appealing detached bungalow *** 3 bedroomed accommodation with modern recently fitted kitchen *** Positioned on a sought after residential cul-de-sac *** Mains gas central heating with Worcester boiler *** Double glazing and good Broadband speeds available *** Delightful property yet in need of general modernisation

*** Attached garage with driveway *** Low maintenance grounds with paved patio, ornamental Fish pond, greenhouse and garden shed *** Additional garden area with potential for a detached garage (subject to consent) *** Further parking or vegetable garden *** Generous plot within a popular cul-de-sac

*** Perfectly suiting Family accommodation or for retirement living *** Close to Local Primary and Secondary Schools, Village Shop and Post Office *** Located on the outskirts of Holyhead Town Centre and adjacent to Park *** Within close proximity to a Bus Stop *** Block viewings only - Contact the Sole Selling Agents *** A property worthy of early viewing



LOCATION

The property is located within a popular and sought after cul-de-sac development positioned on the outskirts of Holyhead and adjacent to Holyhead Park and convenient for the new Cybi Primary and Secondary School and within close proximity to the Town Centre and most local amenities and facilities. Llaingoch enjoys a pleasant position, being convenient to the rural and Coastal walks, and indeed Holyhead Harbour and Promenade.

GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this attractive and deceptive detached bungalow that is located within a highly desirable and sought after cul-de-sac development. The property enjoys comfortable 3 bedrooomed accommodation along with a recently fitted modern kitchen and benefits from mains gas central heating and double glazing.

It benefits from an adjoining garage with a driveway, a low maintenance rear garden and the extra benefit of an additional garden which could offer itself for the development of a garage, workshop (subject to consent), garden space, etc.

In all a property that would perfectly suit Family accommodation or for retirement living. Currently the property consists of the following.

PLEASE NOTE: There are no internal dimensions for the bungalow at present. The details will be updated at a later date. Please contact the Sole Selling Agents if you have any further enquiries.

THE ACCOMMODATION

RECEPTION HALL

Leading to

LIVING ROOM/DINING ROOM

14' 5" x 13' 7" (4.39m x 4.14m). Being 'L' shaped with a coal effect gas fire, two radiators, hatch through to the Kitchen.



DINING ROOM

10' 5" x 10' 2" (3.17m x 3.10m).

LIVING ROOM/DINING ROOM (SECOND IMAGE)



KITCHEN

10' 6" x 10' 7" (3.20m x 3.23m). A recently fitted modern Kitchen with a range of wall and floor units with work surfaces over, electric hob with hood over, electric oven, integrated microwave and fridge/freezer, plumbing for washing machine or dishwasher, rear entrance door.



KITCHEN (SECOND IMAGE)



INNER HALLWAY

With large airing cupboard housing the Worcester combi boiler running all domestic systems within the property.

BATHROOM

6' 9" x 7' 6" (2.06m x 2.29m). With a level access shower with non slip flooring and Mira electric shower, pedestal wash hand basin, low level flush w.c., radiator.

REAR DOUBLE BEDROOM 1

9' 3" x 13' 3" (2.82m x 4.04m). With radiator, fitted wardrobes.

FRONT DOUBLE BEDROOM 2

11' 3" x 10' 3" (3.43m x 3.12m). With radiator, fitted wrap around wardrobes and cupboards.

FRONT BEDROOM 3

10' 3" x 10' 1" (3.12m x 3.07m). With radiator.

EXTERNALLY

ATTACHED SINGLE GARAGE/WORKSHOP

19' 6" x 8' 8" (5.94m x 2.64m). With fitted work bench and up and over door.



GARDEN

The property sits within a sizeable plot with front and rear garden area, being low maintenance, to the front laid to lawn, and the rear laid to patio with various flower and shrub borders and a small lawned garden area. The rear garden is enclosed and enjoys an ornamental Fish pond, GARDEN SHED and a GREENHOUSE.

FRONT GARDEN



REAR GARDEN



ADDITIONAL GARDEN (SECOND IMAGE)

ADDITIONAL GARDEN

To the side of the property lies an additional garden area currently being laid to shrubs, vegetable/fruit beds and easy to maintain paved/gravel areas. This could offer itself for the development of a garage/workshop (subject to the necessary consents being granted by the Local Authority) or as currently utilised as garden space.



FRONT OF PROPERTY



PARKING AND DRIVEWAY

The driveway lies to the front of the attached garage.

AGENT'S COMMENTS

A desirable detached bungalow in a sought after position.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Isle of Anglesey County Council. Council Tax Band for the property - 'D'.

PLEASE NOTE

Under the Estate Agents Act 1979, prospective purchasers are required to be notified that a member of staff of Morgan & Davies Estate Agents has a personal interest in this property.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Directions

what3words will point you to where the properties lies on the map - lace.chicken.songbook

When entering the Town of Holyhead off the A55 take the

third exit off the roundabout towards the Town Centre. Proceed through the first set of traffic lights and turn left at the Cenotaph onto High Street. Proceed up Thomas Street hill. Turn left onto South Stack Road adjacent to Holyhead High School. Continue past the School. Just after passing the Park on the right hand side take the next left onto Garreglwyd Road. Turn immediately right on the junction into Garreglwyd Park. From entering Garreglwyd the bungalow is situated in the second cul-de-sac on the left.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 82 |
| (69-80) C | 68 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |