



Llanfairynghornwy  
Holyhead  
Anglesey  
LL65

Offers In Excess Of £395,000

bettermove 

## Holyhead

Bettermove are proud to present this 4 bedroom detached house in Llanfairynghornwy, available with no forward chain.

The property benefits from double glazing, and oil central heating throughout, with off street parking available.

The council tax band is E.

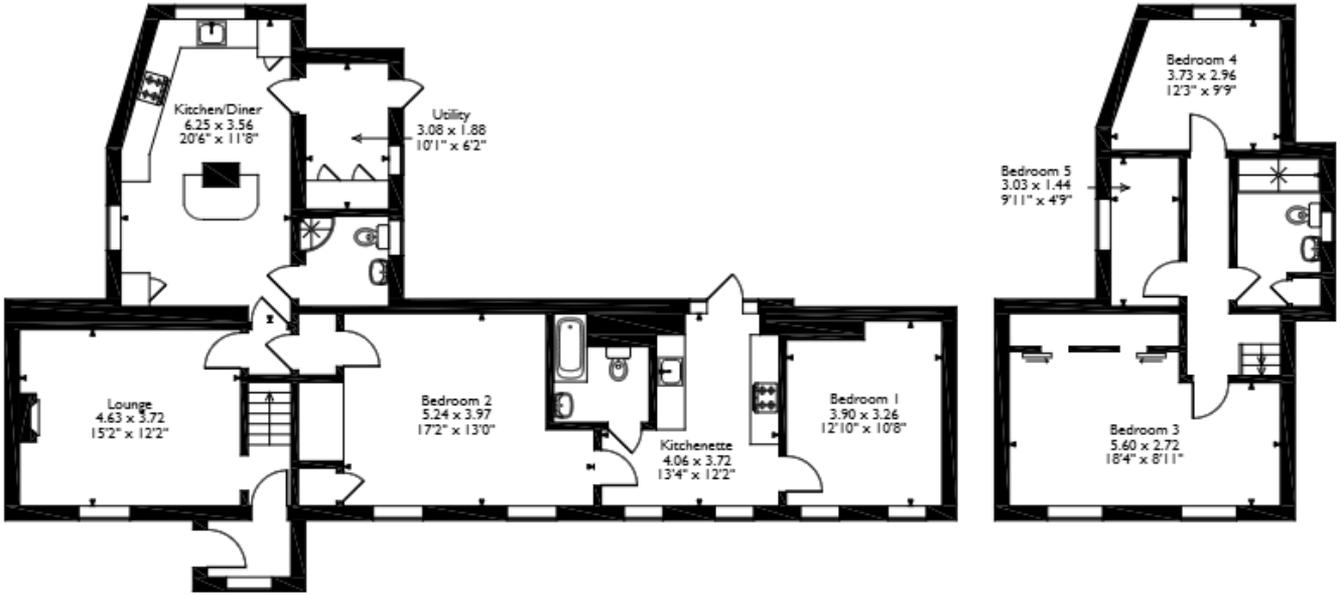
The interior of this well presented property comprises a spacious living room, fitted kitchen/diner, with attached utility room, shower room, two double bedrooms, with an additional kitchenette and family bathroom on the ground floor. The first floor consists of the further two bedrooms, and shower room. Outside, the property boasts a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the popular town of Llanfairynghornwy, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Valley Train Station (9.4 miles), a variety of local bus routes, and quick access to the North Wales Expressway.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Penrhenc, Llanfairynghornwy, Holyhead  
 Approximate Gross Internal Area  
 159 Sq M/1712 Sq Ft



**Ground Floor** **First Floor**  
 Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		59
(39-54) <b>E</b>	29	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		48
(21-38) <b>F</b>	25	
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC



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