



7 Maeshyfyd Road, Holyhead, Isle Of Anglesey, LL65 2AL



Price: £85,000

- Ideal Starter Home or Investment Purchase
- Mid Terrace 2 Bedroom House
- Central Town location convenient for amenities
- No on going chain - Currently Let
- Generous lounge/diner, Kitchen
- good bathroom, 2 bedrooms
- rear courtyard garden
- Mains gas central heating, UPVC Double Glazing



Accommodation - Ground Floor

Entrance Hall 12' 2" x 3' 5" (3.7m x 1.05m)
Radiator, staircase to first floor

Through Lounge/Diner 20' 4" x 10' 6" (6.2m x 3.2m)
reducing to 2.7
Bay to front with double glazed windows and rear double glazed window, mock feature fireplace, built in cupboard, radiator

Kitchen 11' 4" x 6' 9" (3.46m x 2.065m)
Range of fitted base and wall units with working surfaces and sink unit, built in oven and hob, plumbing for washing machine, double glazed window and door, understairs cupboard, part tiled walls.

First Floor Landing 11' 6" x 4' 11" (3.5m x 1.5m)
Fitted Cupboard and loft access.

Bedroom 1 13' 1" x 10' 2" (3.98m x 3.1m)
2 double glazed windows, radiator.

Bedroom 2 10' 0" x 7' 10" (3.04m x 2.4m)
Double glazed window, radiator.

Bathroom 11' 10" x 7' 2" (3.6m x 2.18m)
Panelled bath, wash basin, w.c., double glazed window, cupboard with gas central heating boiler, radiator

Exterior

Rear courtyard with tap and access gate

Facilities - Mains Gas central heating and UPVC double glazing

Services - Mains water electricity gas and drainage

Council Tax Band B

Energy Performance Rating D

Tenure - Freehold

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. If you require any clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Buyers are advised to make their own enquiries regarding any necessary planning permission or other approvals required to extend this property. Enquiries should be completed prior to any legal commitment to purchase. Anti Money Laundering Regulations At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your cooperation to ensure there will be no delay in agreeing and progressing with the sale

