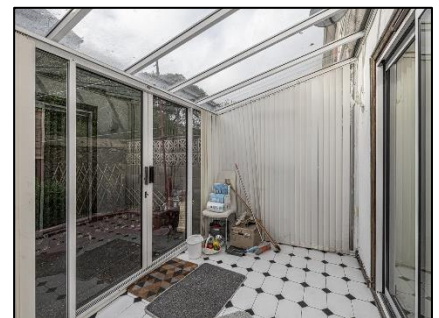




BURNELL'S
the smarter way to sell

**8 Y Gors
Gors Avenue
Holyhead
Anglesey LL65 1PE**

**O.I.R.O.
£159,950**



**2 RECEPTION ROOMS
LEAN-TO CONSERVATORY
3 BEDROOMS
DOUBLE GLAZING – MAINLY PVCu**

**GAS CENTRAL HEATING
SMALL REAR COURTYARD WITH GARDEN SHED
POTENTIAL ON-SITE PARKING (SUBJECT TO
CONSENTS)**

01407 762165

www.nwpuk.co.uk

enquiries@nwpuk.co.uk

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

Description: Attractive semi-detached house situated in this small popular cul-de-sac, just off the sought after tree-lined avenue of Gors Avenue, close to Holyhead park and convenient for Holyhead town centre, and fine coastal and rural walks.

The accommodation briefly comprises composite entrance door to **hall**, with stairs to 1st floor.

Spacious **lounge** with bow shaped bay window, fireplace with gas point, double glazed patio door opening into a lean-to conservatory.

Dining room with understairs cupboard housing a condensing gas combination boiler.

The **kitchen** offers a range of worktops, base and wall units incorporating a stainless steel sink unit, plumbing for a washing machine, gas point, quarry tiled floor and an aluminium double glazed door opening into:

Lean-to conservatory with single glazed windows to 2 sides, with patio doors opening onto the rear courtyard, beneath a single glazed roof.

To the 1st floor are **3 bedrooms**, with bedroom 2 having a built-in cupboard.

The **bathroom** has a white 3-piece suite with thermostatic shower and folding screen over the bath, with partial tiled walls.

The property offers scope for some modernisation, offering excellent potential to make a lovely family home. Early viewing cannot be more strongly recommended.

Location

The property is situated in a sought after cul-de-sac in a most popular residential location on the periphery of Holyhead town centre, close to Holyhead park and Holyhead High School, Cybi primary school, and convenient for fine coastal and rural walks. Llaingoch is also ideally situated for Holyhead town centre and most local amenities.



Entrance Hall

Lounge

Approx. 6.93m x 3.53m (22'9" x 11'7") (exc. bay)

Dining Room

Approx. 2.76m x 2.15m (9'1" x 7'1")

Kitchen

Approx. 2.27m x 2.14m (7'5" x 7'0")

Lean-To Conservatory

Approx. 3.12m x 2.24m (10'3" x 7'4")



1st Floor

Bedroom 1

Approx. 3.58m x 3.42m (11'9" x 11'3")

Bedroom 2

Approx. 3.41m x 3.59m (11'2" x 11'9")

Bedroom 3

Approx. 2.15m x 2.05m (7'1" x 6'9")

Bathroom



Exterior

Brick paved path to front with steps up to front door, bordered by 2 planters with hedges. Gate to brick paved path to left-hand side with well-stocked planter with shrubs, with another gate leading to the rear courtyard.

Concrete courtyard to rear with outside water tap. Pebbled planter with shrubs and timber garden shed.

Council Tax

Band D.

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 entering Holyhead off the A55 take the 3rd exit off the roundabout towards the town centre. Proceed through the traffic lights turning left at the Cenotaph into the high street and proceed up Thomas Street hill. Turn left onto South Stack Road/Alderley Terrace adjacent to Holyhead High School and continue past the school. Proceed to the roundabout, continue straight ahead and take the next left turn, (virtually opposite Ponthwfa Stores) into Gors Avenue, continue up this road turning right into Y Gors, and the property will be seen on the left-hand side.

PARTICULARS PREPARED JHB/AH

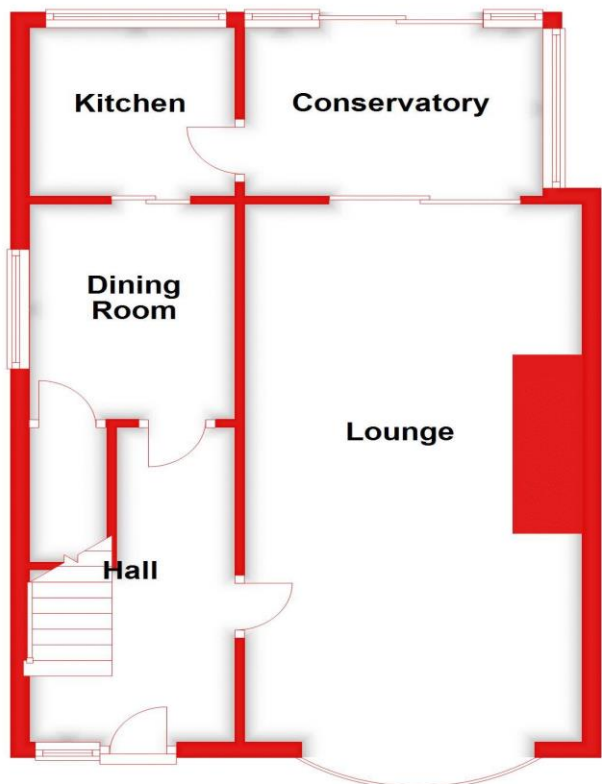
REF: 12171008



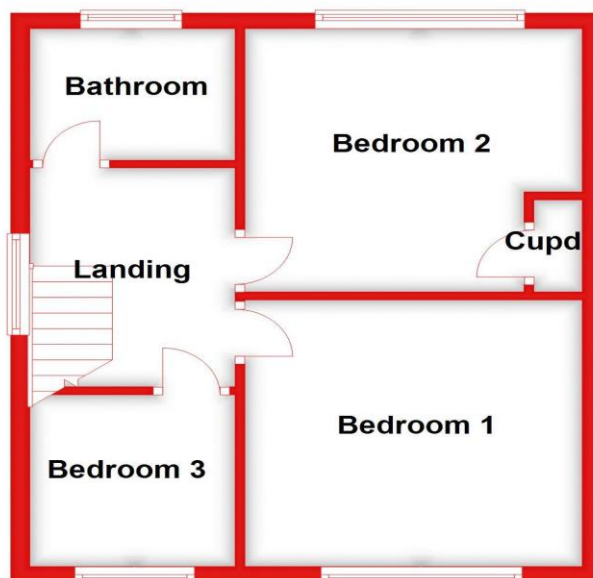
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

THE PROPERTY MISEDDESCRIPTIONS 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
Approx. 52.9 sq. metres



First Floor
Approx. 40.2 sq. metres



Total area: approx. 93.1 sq. metres

Floor space only approx' & for guide purposes only
Plan produced using PlanUp.