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**7 Pentre Pella
Mountain
Holyhead
Anglesey LL65 1YR**

**O.I.R.O.
£220,000**



**FORMERLY 2 COTTAGES
LARGE SPLIT-LEVEL LOUNGE/SITTING ROOM
WITH WOOD BURNER
IMPRESSIVE KITCHEN/DINER
SHOWER ROOM/W.C./UTILITY**

**3 BEDROOMS
LOVELY BATHROOM W.C.
PVCu DOUBLE GLAZING
LPG CENTRAL HEATING
ON-SITE PARKING/GARDEN**

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

Description: Beautiful double fronted mid terraced cottage (formerly 2 quarryman's cottages), which have been comprehensively and sympathetically refurbished and modernised in recent years, and which benefits from on-site parking to the rear.

Pentre Pella is part of the mountain village, enjoying direct walking access onto Holyhead Mountain, including North and South Stack Lighthouses and the Breakwater Country Park.

The accommodation briefly comprises PVCu entrance door into:

Lounge/sitting room - large open-plan split-level room with the lounge area enjoying a feature deep recessed inglenook style fireplace with a wood burning stove; wall unit houses the electric meter and consumer unit and there are stairs to the 1st floor.

Kitchen/diner with very attractive fitted kitchen offering an excellent range of oak butchers block worktops and a range of units, incorporating a twin-bowl white Belfast sink, electric cooker point, extractor unit and another wall extractor fan; integrated dishwasher, fridge and freezer, small breakfast bar, double display cabinet unit; attractive timber sealed double glazed bi-fold doors onto the garden.

Rear porch with PVCu door with double glazed panel to outside.

Shower room/utility with the shower cubicle having an electric shower, with plumbing for a washing machine and a wall mounted condensing LPG central heating boiler; extractor fan, door to: **W.C.** with white low W.C., pedestal wash hand-basin and extractor fan.

To the 1st floor are **3 bedrooms** with bedroom 3 having a built-in cupboard, together with a very attractive **bathroom**, having a white suite with panelled bath, with electric shower and glazed shower screen, wash hand-basin with vanity base cupboard, low level W.C., with attractive tiling to full height.

The property lends itself to be either a beautiful retirement cottage or holiday/investment property, in this high demand location, with the added benefit of on-site parking, which is a premium on the mountain.



Location

The property is situated on Holyhead Mountain which offers superb walks linked in with the Anglesey Coastal Path and Holyhead Breakwater Country Park, including North Stack and the famous South Stack lighthouse, all of which form part of the coastal scenery of Holyhead Mountain.

Llaingoch is a particularly popular part of Holyhead and is convenient for the Cybi primary school, Holyhead High School, town centre and most local amenities.



Lounge/Sitting Room

Approx. 8.93m x 4.40m/4.48m (29'4" x 14'5"/14'8")

Kitchen/Diner (irregular shape)

Main Kitchen: Approx. 3.74m x 3.81m (12'3" x 12'6") (mainly)

Recess: Approx. 3.27m x 2.27m (10'9" x 7'5") (mainly)

Porch

Shower Room/Utility

W.C.

1st Floor

Bedroom 1

Approx. 4.45m x 2.19m (14'7" x 7'2")



Bedroom 2

Approx. 3.34m x 2.17m (10'11" x 7'1")

Bedroom 3

Approx. 2.82m x 2.57m (9'3" x 8'5")

Bathroom

Exterior

Narrow enclosed pebbled border to front.

Crushed slate on-site parking space to the rear with a small lawned garden, with borders to 2 sides with shrubs, space for a couple of LPG bottles.

Timber steps lead down from the driveway onto a most pleasant timber decked patio which wraps around the rear extension, with an outside electrical socket. A narrow timber decked pathway leads around the right-hand side for maintenance purposes, having a small timber shed and a small gravelled patch at the end.

Council Tax

Band B.

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 to Holyhead on the A55 take the 3rd exit off the roundabout towards the town centre. Proceed straight ahead and turn left at the cenotaph into the High Street. Proceed up Thomas Street hill and turn left just before Holyhead High School, onto Alderley Terrace/South Stack Road. Continue through Llaingoch, following the road around the sharp left-hand bend. Just after Maes Y Mynydd (on the right), turn right onto the mountain road keeping left where the road splits. Pass the 2nd junction, and the rear of No 7 Pentre Pella is just after the detached cream coloured house. Park by the post box opposite.

PARTICULARS PREPARED JHB/AH

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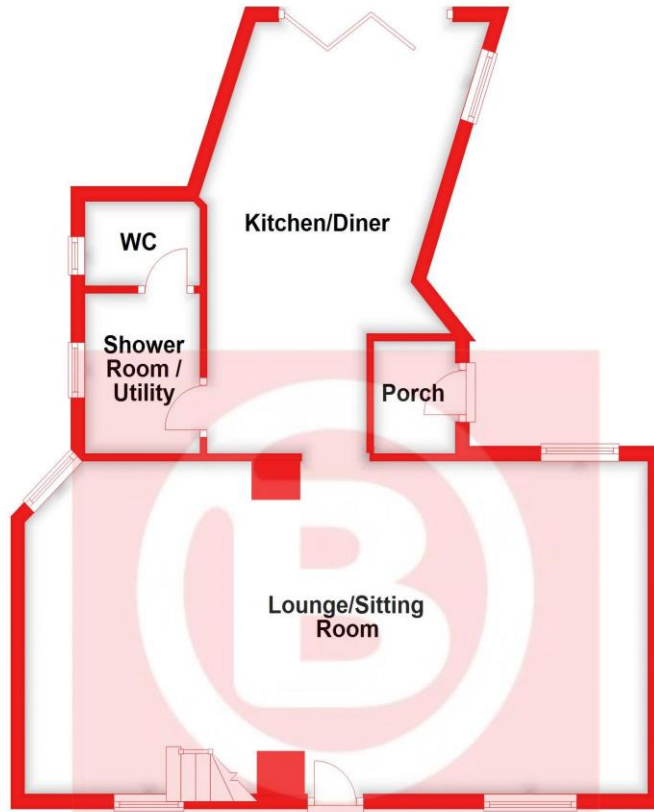


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	39 E	
21-38	F		
1-20	G		

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.

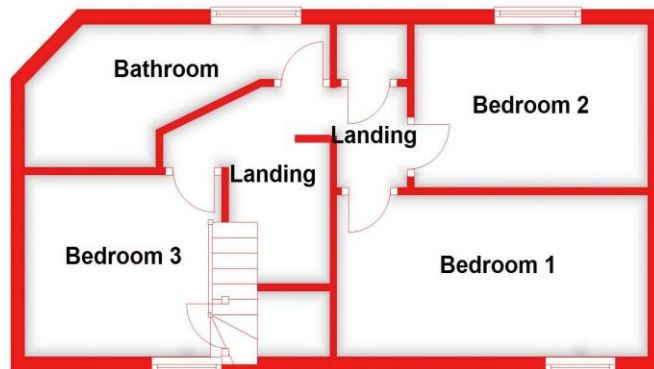
Ground Floor

Approx. 65.6 sq. metres



First Floor

Approx. 39.9 sq. metres



Total area: approx. 105.5 sq. metres

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