



BURNELL'S
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**23 Maes Y Mynydd
Holyhead
Anglesey
LL65 1LP**

£145,000



**1 RECEPTION ROOM
KITCHEN/DINER & UTILITY
2 BEDROOMS(formerly 3)
BATHROOM/W.C.
PVCu DOUBLE GLAZING
GAS CENTRAL HEATING**

**POTENTIAL FOR ON-SITE PARKING
(subject to Local Authority consent)
REAR GARDEN
SUPERB RURAL & COASTAL VIEWS (1st flr)
NO ON-GOING CHAIN**

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

Description: Pleasant semi-detached house, occupying a choice position on the entrance to this small development, backing onto open fields, and enjoying a lovely rural aspect to the rear including fine coastal views to the side from the 1st floor.

The accommodation briefly comprises of a tiled step with recessed **storm porch** with PVCu entrance door to **hall**, stairs to 1st floor with storage area beneath, together with a **built-in cupboard** housing a condensing gas combi boiler and slate shelf.

Pleasant **lounge** with a range of built-in cupboards.

The **kitchen/diner** offers a range worktops, base and wall units incorporating a stainless-steel sink, electric cooker point, gas meter, electric meter and consumer unit.

Utility (former shower room) with plastic cladding to walls, polystyrene tiled ceiling and plumbing for a washing machine. **Rear porch** with PVCu door with double glazed panel to outside.

To the 1st floor are **2 spacious** double bedrooms with the rear bedroom enjoying stunning rural and coastal views.

Bathroom (formerly bedroom 3) comprising of a 3-piece suite with electric shower and glazed shower screen over the bath.

Early viewing recommended.

Location

The property is situated in the sought after location of Llaingoch, being on the cusp of fine country and coastal walks including Holyhead Mountain. Holyhead Park is nearby and the property is convenient for Holyhead town centre, harbour and most local amenities.

Hall

Lounge

Approx. 4.50m x 3.00m (14' 9" x 9' 10")

Kitchen/Diner

Approx. 5.28m x 2.21m (17' 4" x 7' 3")

Utility Room

Approx. 1.84m x 1.67m (6' 0" x 5' 6")

Rear Porch

1st Floor

Bedroom 1

Approx. 4.31m x 3.06m (max) (14' 2" x 10' 0")

Bedroom 2

Approx. 2.85m x 3.68m (max) (9' 4" x 12' 1")

Bathroom (formerly bed 3)

Approx. 2.33m x 2.77m (7' 8" x 9' 1")

Exterior

Shared access path with pleasant lawn to front, flanked by shrubs to 2 sides, offering potential for on-site parking (subject to Local Authority consent). Path with planter to left hand side leads to a rear garden comprising of various split level concrete areas with brick planter, timber garden shed, water tap, bordering open fields to the rear.

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 entering Holyhead on the A55 take the 3rd exit off the roundabout towards the town centre. Proceed ahead at traffic lights turning left into the high street adjacent to Cenotaph. Proceed up Thomas Street hill turning left at the crossroads adjacent to the Holyhead High School onto Alderley Terrace/South Stack Road. Continue into Llaingoch and after passing Old School Road on the left-hand side, continue around the sharp left hand bend and Maes Y Mynydd will be seen on the on the right.



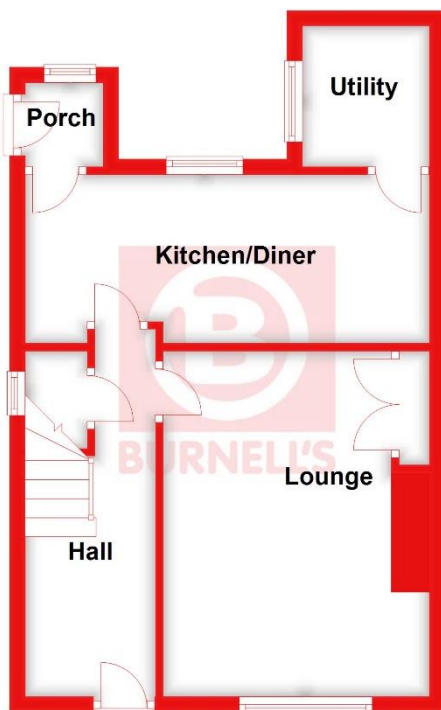
PARTICULARS PREPARED JHB/CJK
REF: 12306590

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | 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.

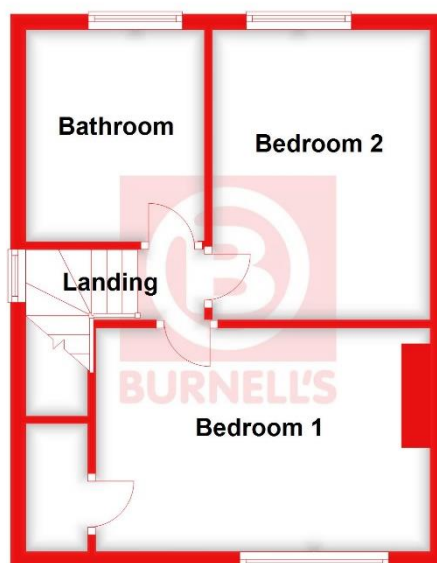
Ground Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



Total area: approx. 79.2 sq. metres (852.6 sq. feet)

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