



**BURNELL'S**  
the smarter way to sell

**41 Holborn Road  
Holyhead  
Anglesey  
LL65 2AT**

**O.I.R.O.  
£120,000**



**2 RECEPTION ROOMS  
KITCHEN & LEAN-TO SCULLERY (POT'L UTILITY)  
2 BEDROOMS & LOFT HOBBIES RM (POT'L BED 3)  
SIZEABLE BATHROOM/W.C.**

**GAS CENTRAL HEATING  
REAR COURTYARD WITH STORE  
SINGLE GARAGE (needs dropped kerb)  
NO ON-GOING CHAIN**

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



**Description:** Attractive spacious end terraced house which offers the significant advantage of a single garage, situated in this popular residential location convenient for most local amenities.

The accommodation briefly comprises PVCu entrance door to **porch** with mosaic style tiled floor, with glazed door to **hall** and stairs to 1<sup>st</sup> floor. There are **2 reception rooms**, the **front lounge** having a sealed marble fireplace set in a timber surround and timber sealed double glazed bay window; the **dining room** has a feature fireplace with gas point, with base cupboard to alcove housing the electric meter and consumer unit, together with a feature recess having 2 timber sealed double glazed windows.

**Kitchen** having a range of worktops, base and wall units; understairs cupboard with gas meter and built-in cupboard housing a condensing gas combination boiler; PVCu double glazed window.

**Lean-to scullery (potential utility)** having a fitted worktop with double base cupboard, incorporating a single drainer 1½ bowl sink unit, gas cooker point and plumbing for a washing machine; PVCu double glazed door to outside.

To the 1<sup>st</sup> floor are **2 bedrooms**, 1 with a timber sealed double glazed window and another with aluminium double glazed window, together with a sizeable **bathroom** having a white 4-piece suite, comprising of a bath, shower cubicle with thermostatic shower; low level W.C. with concealed cistern, wash hand-basin set in a vanity surround with mirror; fully tiled walls and tiled floor; PVCu double glazed window.

Door from landing opens into a **small lobby**, with a timber sealed double glazed window and stairs leading up to:

**2<sup>nd</sup> floor loft room (potential bedroom 3)** with skylight and 2 undereaves access hatches.

**The property, which is well presented, is in need of some refurbishment/modernisation and would make a superb family home/investment property. Early viewing cannot be more strongly recommended.**

#### **Location**

The property is situated in a pleasant and popular residential location on the periphery of Holyhead town centre, and is convenient for port/railway station and most local amenities including easy access onto the A55.

#### **Porch**

#### **Hall**

#### **Front Lounge**

Approx. 2.99m x 3.96m (9'10" x 13'0") (exc. bay)

#### **Dining Room**

(T-shaped) Mainly Approx. 3.03m x 3.40m (9'11" x 11'2");

Recess – Approx. 1.77m x 1.92m (5'10" x 6'4")

#### **Kitchen**

Approx. 3.42m x 2.66m (11'3" x 8'9")

#### **Lean-To Scullery (Potential Utility)**

Approx. 2.68m x 1.86m (8'10" x 6'1")

#### **1st Floor**

#### **Bedroom 1**

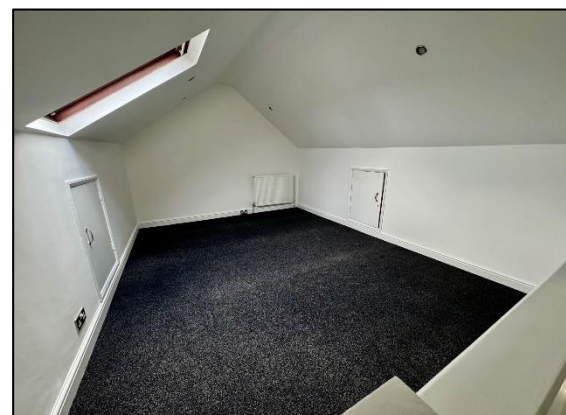
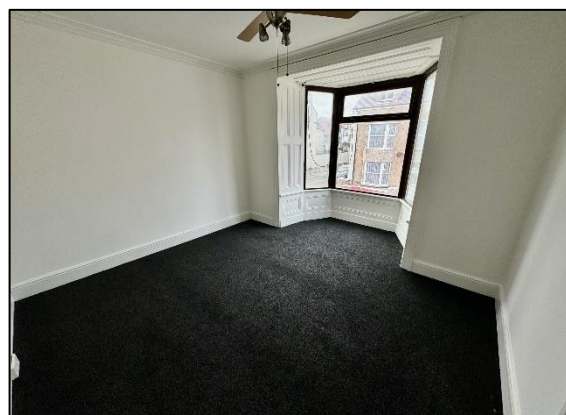
Approx. 3.63m x 3.04m (11'11" x 10'0") exc. bay)

#### **Bedroom 2**

Approx. 3.62m x 3.04m (11'11" x 10'0")

#### **Bathroom**

#### **Small Lobby**



## 2nd Floor

### Loft Room (Potential Bedroom 3)

Approx. 5.39m x 3.42m (17'8" x 11'3") (max.)

### Exterior

Enclosed concrete pathway to front and right-hand side.

Concrete and paved courtyard to rear with side gate. Water tap.

### Store

Approx. 6.66m x 2.31m (21'10" x 7'7") (max.)

**Needs refurbishment** (door and 2 window openings).

### Single Garage

Approx. 4.74m x 2.84m (15'7" x 9'4")

(in need of some refurbishment) Metal up-and-over door; side door and window opening; small dilapidated **lean-to store** to the rear of the garage. **N.B. Requires dropped kerb.**

### 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 2nd exit off the roundabout passing C L Jones (building supplies) and Travelodge on the left-hand side. Continue following the road to the left up Holborn Road and the property will be seen on the left-hand side.

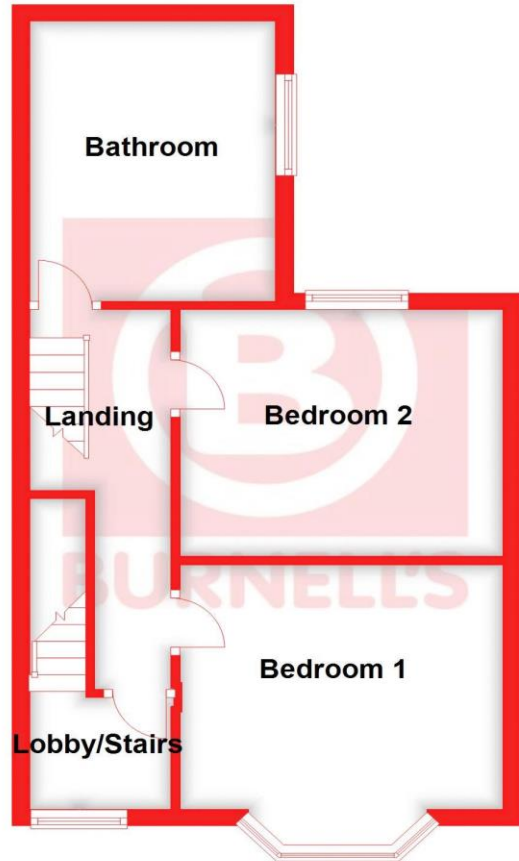


### PARTICULARS PREPARED JHB/AH

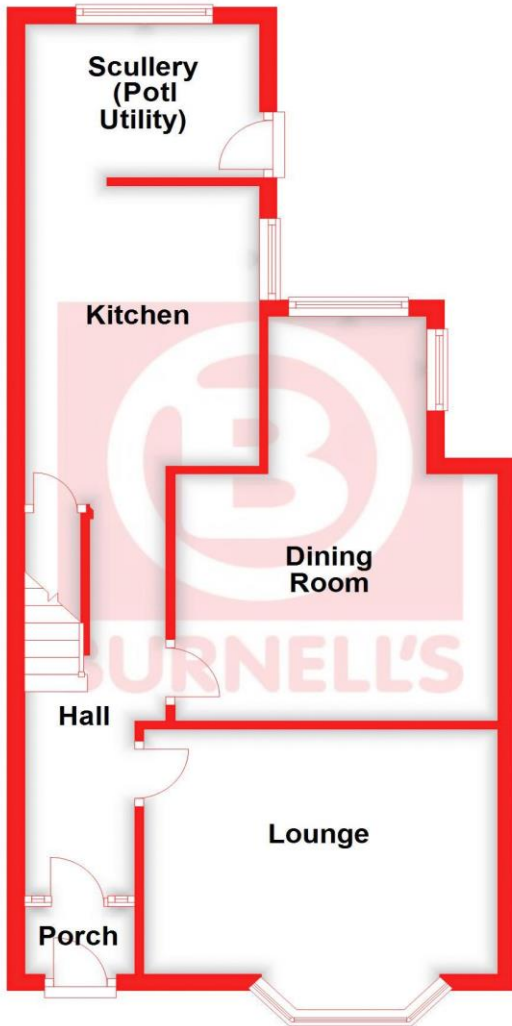
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

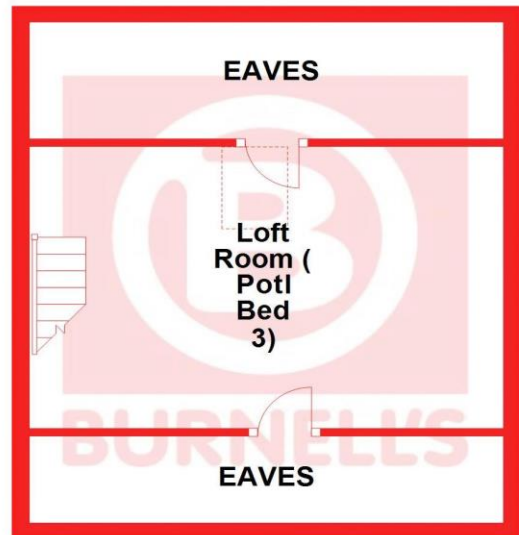
**First Floor**  
Approx. 39.2 sq. metres



**Ground Floor**  
Approx. 50.7 sq. metres



**Second Floor**  
Approx. 32.4 sq. metres



Total area: approx. 122.3 sq. metres

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