



BURNELL'S
the smarter way to sell

**21 Lon Newydd
Holyhead
Anglesey
LL65 1LL**

**O.I.R.O.
£165,000**



**1 RECEPTION ROOM
ATTRACTIVE KITCHEN/DINER
3 BEDROOMS
BATHROOM/W.C.**

**PVCu DOUBLE GLAZING
GAS CENTRAL HEATING PLEASANT
LANDSCAPED GARDENS
SUPERB VIEWS OF HOLYHEAD MOUNTAIN**

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

Description: Beautiful mid terraced house, which has been impressively modernised, boasting a lovely landscaped rear garden, occupying a prime front row position commanding magnificent views of Holyhead mountain to the front, being situated in this highly desirable residential location.

The property benefits from a slightly enlarged 1st floor which extends over the half width of the communal passageway serving the back garden of this and the adjoining property.

The accommodation briefly comprises of a PVCu entrance door with double glazed panel and sidelight to **entrance hall**, stairs to 1st floor.

Lounge having an attractive polished granite fireplace with pine surround; PVCu double glazed French doors with sidelights open onto the front garden and frame lovely views of Holyhead mountain.

There is a lovely **kitchen/diner** offering a good range of fitted worktops, base and wall units incorporating a stainless steel sink, gas and electric cooker points, plumbing for a washing machine, extractor hood, and tiled floor. There is an electric consumer unit to the wall, small understairs cupboard and PVCu double glazed French doors open onto the rear garden.

The 1st floor landing has a **loft hatch with pull down ladder**, with the loft being floored providing excellent storage.

There are **3 bedrooms** with the front 2 bedrooms enjoying superb views over Holyhead mountain and bedroom 1 having a built-in airing cupboard housing a Worcester condensing central heating boiler, and bedroom 3 having a built-in cupboard over the stairwell.

The **bathroom** comprises of a white 3 piece suite with electric shower over the bath and glazed shower screen together with a chrome heated towel rail.

Internal viewing of this superb property cannot be more strongly recommended.



Location

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

Hall

Lounge

Approx. 4.60m x 3.29m/3.64m (15' 1" x 10' 10"/11' 11")

Kitchen/Diner

Approx. 4.67m x 2.55m (15' 4" x 8' 4")

1st Floor

Bedroom 1

Approx. 3.85m x 3.12m (max) (12' 8" x 10' 3")

Bedroom 2

Approx. 3.34m x 2.76m (mainly) (10' 11" x 9' 1")

Bedroom 3 (L-shaped)

Approx. 2.06m x 2.16m (to cupboard) (6' 9" x 7' 1")

Bathroom



Exterior

Concrete path to front with a very small pleasant lawned garden and paved patio enjoying excellent views of Holyhead Mountain. Shared passageway to the left hand side with a gate opening into the rear garden.

Beautiful landscaped rear garden with the lower path covered with Astroturf having a step leading up to a further pleasant Astroturf covered sitting area with planter to right hand side with mature Anglesey Palm; further steps lead up between 2 planters to a split-level timber decked patio with rear planter, with the boundaries being enclosed by a mix of walls and fencing.



Council Tax

Band A.

N.B. The 1st floor of this property and the adjoining property each extend over the half width of the passageway providing an element of Flying Freehold. Interested purchasers should seek clarification of this from their solicitor.

Tenure

We have been advised by the Seller that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitor.



Directions

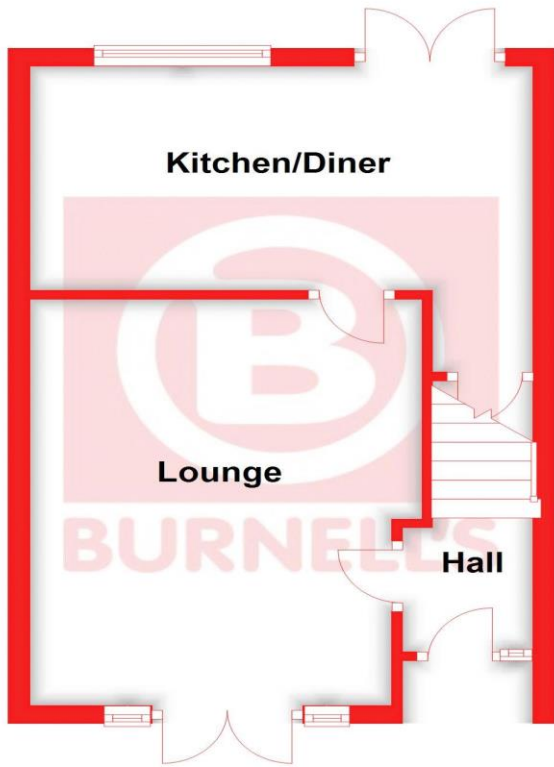
When entering Holyhead on the A55 take the 3rd exit off the roundabout towards the town centre. Proceed ahead at traffic lights turning left into the high street adjacent to Cenotaph. Proceed up Thomas Street hill turning left at the crossroads adjacent to the Holyhead High School onto Alderley Terrace/South Stack Road. Continue into Llaingoch passing the convenience store on the right and take the next right onto Lon Newydd. Proceed down to the bottom turning right and the property will be seen on the right.

**AWAITING
EPC**

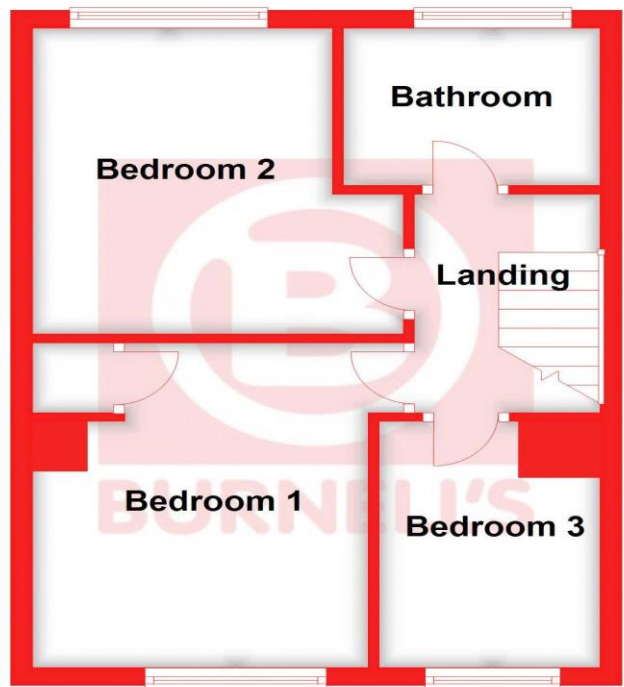
**PARTICULARS PREPARED JHB/CJK
REF: 12379673**

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. 33.4 sq. metres



First Floor
Approx. 39.0 sq. metres



Total area: approx. 72.4 sq. metres

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