3 South Stack Road
Holyhead
Anglesey
LL65 1NT

**O.I.R.O.
£215,000**
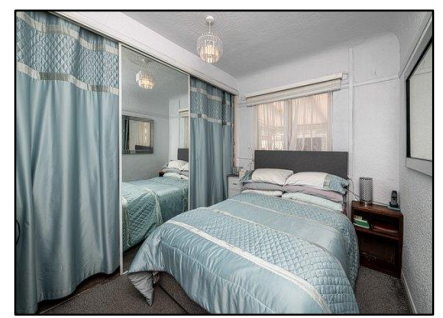
2 RECEPTION ROOMS
GALLEY KITCHEN & CONSERVATORY
2 BEDROOMS
SHOWER ROOM/W.C.
MAINLY GAS CENTRAL HEATING

PVCu DOUBLE GLAZING
EXCELLENT ON-SITE PARKING &
DETACHED GARAGE
PLEASANT LAWNED GARDENS WITH
TIMBER GARDEN ROOM

Description: Very attractive detached bungalow occupying a pleasant non-estate roadside position directly opposite Holyhead Park, in a popular residential location convenient for most local amenities, including Holyhead harbour, town centre and most local amenities.

The accommodation briefly comprises of **porch** with cupboard housing an electric meter and consumer unit, with inner door to **hall**, having a built-in cloaks cupboard and loft hatch with pull-down ladder giving access to a sizeable **loft storage area**, being mainly floored with PVCu double glazed window and light.

The **front lounge** has an attractive fireplace with marble hearth, with matching plinth to side and a wide window overlooking the park.

There is a rear **dining room** with feature recessed fireplace opening (temporarily sealed) with oak mantel, having a wide opening leading into:

A **lean-to galley kitchen** which offers range of fitted worktops, base and wall units incorporating a stainless steel sink unit, gas point, extractor hood and plumbing for a washing machine; PVCu door with double glazed panel leads into:

A sizeable **conservatory** having a tiled floor with rustic brick dwarf walls and PVCu double glazing to 2 sides, with patio door and also another PVCu door to side, beneath a polycarbonate roof with fitted base cupboard to corner.

There are **2 bedrooms** together with a **shower room** which has a white 3-piece suite with electric shower to cubicle, wash hand-basin set in a vanity surround with base cupboard, low level W.C. with concealed cistern, with fully tiled walls.

The property would be an ideal retirement bungalow or for a young family, and early viewing is recommended.

Location
The property is situated in a choice roadside position in a sought after location, adjacent to Holyhead Park and convenient for Holyhead high school and Cybi primary school, town centre and most local amenities. Llaingoch is on the cusp of fine rural and coastal walks and Holyhead harbour and promenade is within walking distance.

Porch

Hall

Front Lounge
Approx. 3.50m x 4.32m/4.94m (11'6'' x 14'2''/16'2'') (max.)

Dining Room
Approx. 4.16m x 3.57m/3.08m (13'8'' x 11'9''/10'1'')

Galley Kitchen
Approx. 1.52m x 3.75m (5'0'' x 12'4'')

Conservatory
Approx. 5.07m x 2.72m (16'8'' x 8'11'')

Bedroom 1
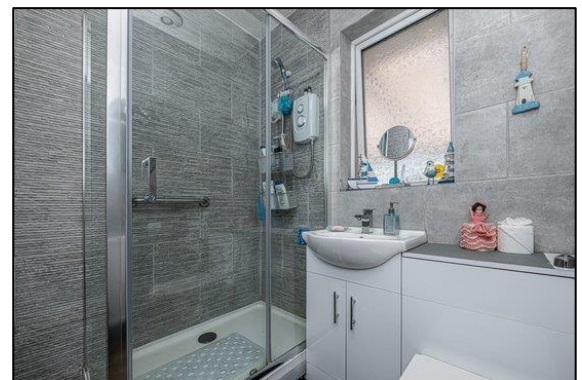Approx. 3.65m x 2.87m (12'0'' x 9'5'')

Bedroom 2
Approx. 3.24m x 2.87m (10'8'' x 9'5'') (max.)

Shower Room

Exterior
A very long attractive brick pavier driveway offering excellent parking. Lawned garden to front with well-stocked borders with a variety of shrubs and bushes. Brick paved path to front with steps up to front door, with path and gate to left-hand side.

Detached Garage
Approx. 6.08m x 2.60m (19'11'' x 8'6'')
Metal up-and-over door; timber single glazed window; light and power.

Exterior (Continued)
Paved path to rear and pleasant lawned garden.

Timber Garden Room
Beautiful room with 3 sealed double glazed windows, double doors, having light and power.

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 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 on this road and the property will be seen on the left-hand side opposite Holyhead Park.
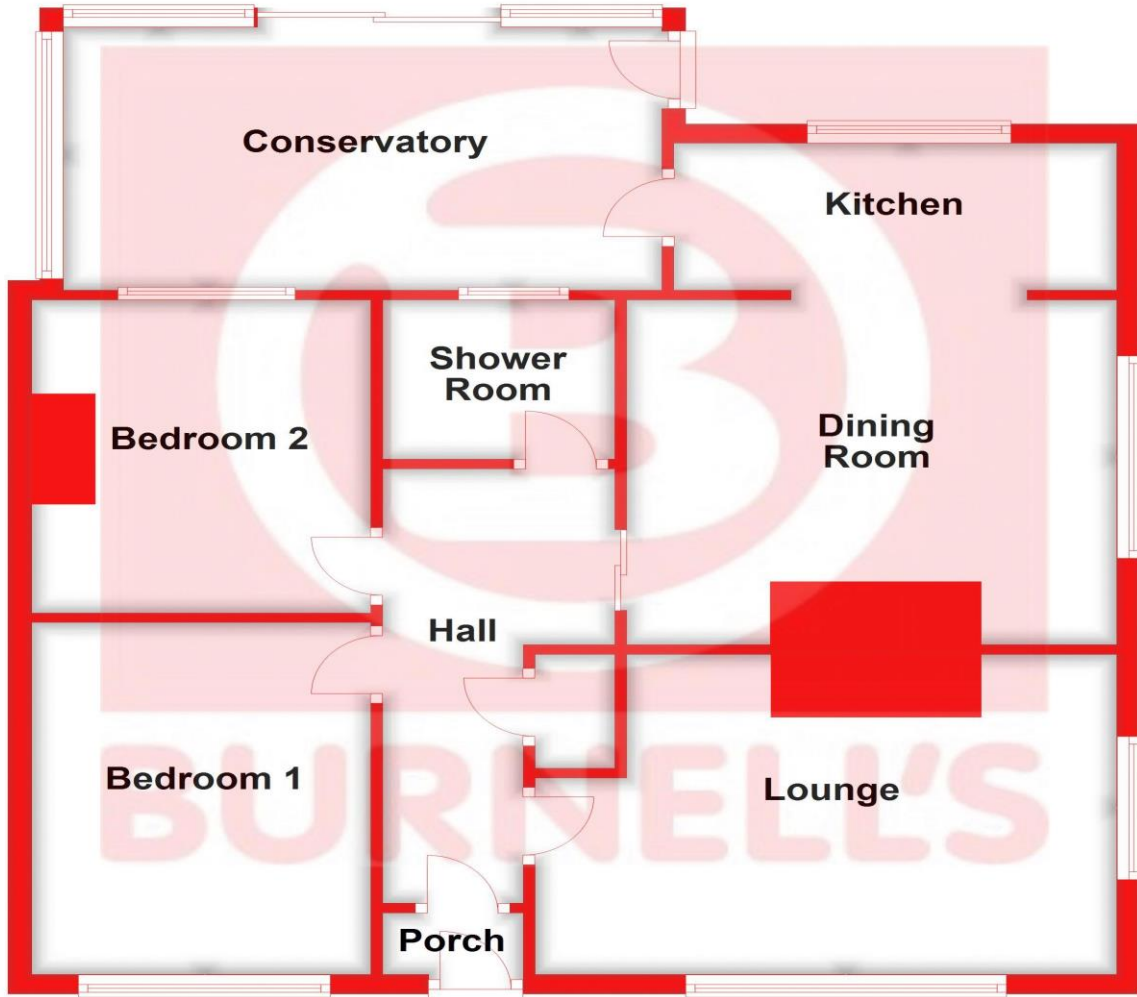
PARTICULARS PREPARED JHB/AH
REF: 10710203

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

Ground Floor

Approx. 85.4 sq. metres

Conservatory

Kitchen

Shower
Room

Dining
Room

Bedroom 2

Hall

Bedroom 1

Lounge

Porch

Total area: approx. 85.4 sq. metres

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