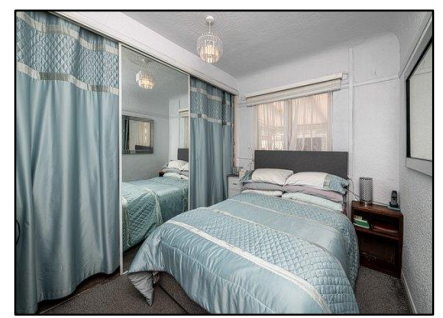




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**3 South Stack Road
Holyhead
Anglesey
LL65 1NT**

**O.I.R.O.
£215,000**



**2 RECEPTION ROOMS
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2 BEDROOMS
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MAINLY GAS CENTRAL HEATING**

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

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")

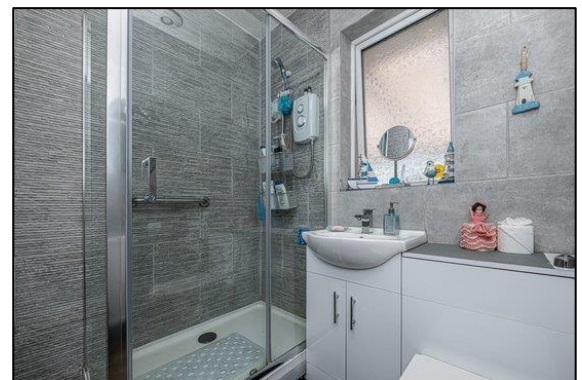
Bedroom 2

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

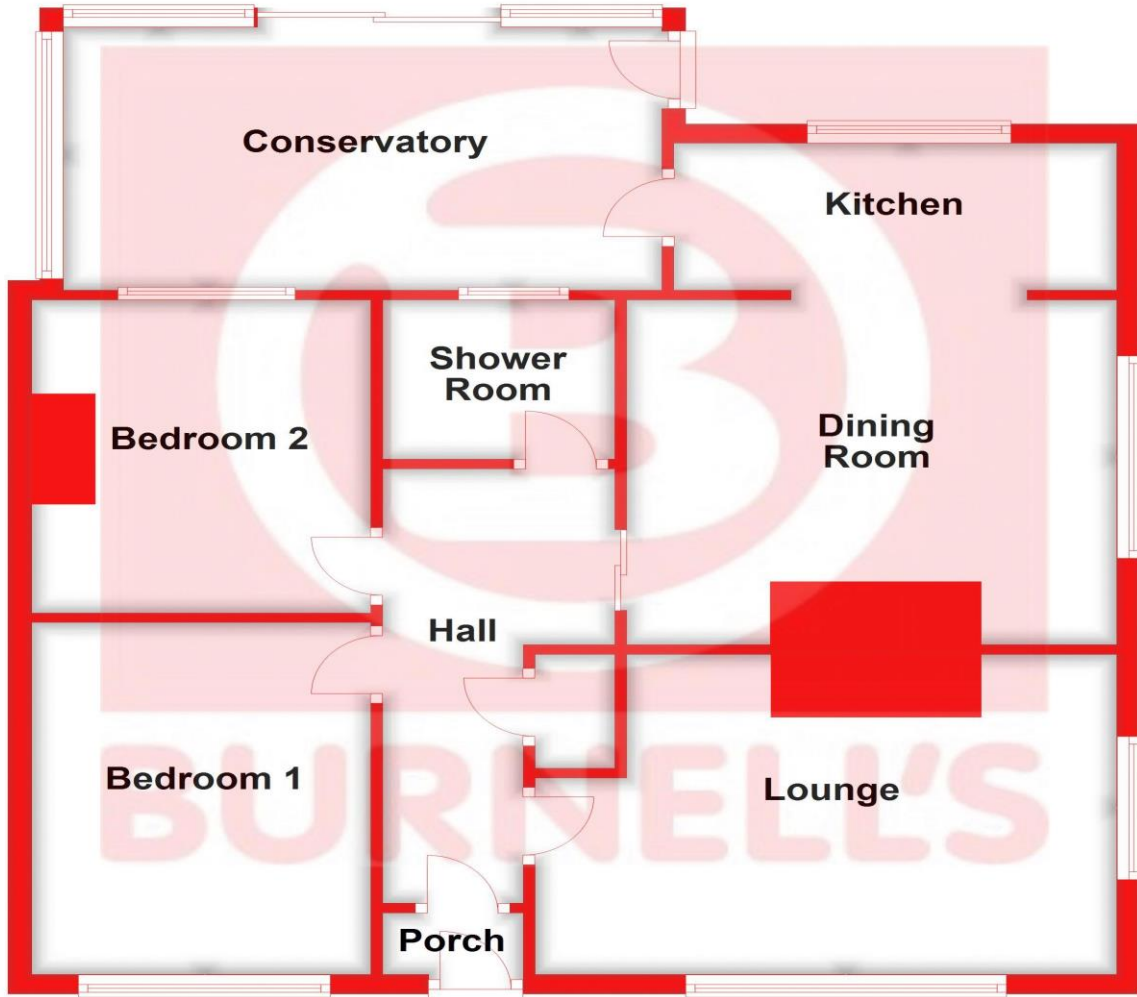


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

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. 85.4 sq. metres



Total area: approx. 85.4 sq. metres

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