

BURNELL'S
the smarter way to sell

**81 Newry Street
Holyhead
Anglesey
LL65 1HR**

**O.I.R.O.
£275,000**



**2 RECEPTION ROOMS
KITCHEN/DINER
5 BEDROOMS
FAMILY BATHROOM/W.C.**

**PVCu DOUBLE GLAZING
PARTIAL GAS CENTRAL HEATING
PLEASANT REAR COURTYARD
LOVELY HARBOUR/COASTAL VIEWS**

01407 762165

www.nwpuk.co.uk

enquiries@nwpuk.co.uk

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

Description: Thoroughly impressive 3 storey mid terraced house of immense charm & character which has been sympathetically refurbished and modernised, being beautifully presented, and ideally situated in a choice residential location adjacent to Holyhead harbour.

The accommodation briefly comprises of a timber entrance door opening into the **porch** having a coloured mosaic style tiled floor with original inner door opening into the **hall** with stairs to 1st floor, understairs cupboard and another built-in cupboard.

The **front lounge** has a wide bay window, together with a superb feature cast iron fireplace set in a slate surround with tiled hearth and gas point; ceiling rose and glazed French doors open into:

The **sitting room** which has a fireplace which has a tiled hearth and stained timber effect surround and gas point; ceiling rose.

Spacious kitchen/diner offering a range of worktops, base and wall units, with stainless steel sink unit, gas hob with extractor hood over, and stand-up midi unit with electric grill/oven with integral warming unit beneath; integrated dishwasher; plumbing for a washing machine, peninsula worktop, wall mounted condensing gas combi boiler and PVCu double glazed French doors open into the outside.

Feature split level 1st floor landing with stairs to 2nd floor; there are **3 bedrooms** to the 1st floor with the master bedroom having a wide bay window enjoying lovely harbour and coastal views to side, and bedroom 3 having an original cast iron/slate fireplace.

Attractive bathroom with a white suite comprising of an enamelled bath, low level W.C., wash hand basin with vanity base cupboard, shower cubicle with thermostatic shower, tiled floor, chrome heated towel rail with tiling to full height to walls.

2nd floor landing with skylight and **2 spacious bedrooms**, with the front bedroom enjoying stunning harbour and coastal views.

The property would make a superb family home, but also offers excellent commercial potential such as a guest house, subject to all necessary consents being obtained. Internal viewing cannot be more strongly recommended.

Location

The property is situated in a sought after residential location, within yards of the promenade and harbour being convenient for town centre and Holyhead Park. The property is also conveniently situated for the port and railway station, and is within a short driving distance of the excellent out-of-town shopping offered at the nearby Penrhos Estate.

Entrance Hall

Lounge

Approx. 3.47m x 3.89m (11' 5" x 12' 9")

Dining Room

Approx. 4.06m x 3.03m (mainly) (13' 4" x 9' 11")

Kitchen/Diner

Approx. 6.21m x 3.05m (20' 4" x 10' 0")

1st Floor

Bedroom 1

Approx. 4.83m x 3.90m (mainly exc bay)
(15' 10" x 12' 10")



Bedroom 2

Approx. 4.07m x 3.02m (13' 4" x 9' 11")

Bedroom 3

Approx. 3.03m x 3.45m (mainly exc bay) (9' 11" x 11' 4")

Bathroom/W.C.

2nd Floor

Bedroom 4

Approx. 3.93m x 4.84m (12' 11" x 15' 11")

Bedroom 5

Approx. 4.09m x 3.02m (13' 5" x 9' 11")

Exterior

Small enclosed forecourt with slate steps up to front door. Concrete path to side of rear outrigger with water tap. Pleasant rear concrete patio with small patch of grass with border to 1 side enclosed by stone walls with gate to lane; outside electrical point.

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.

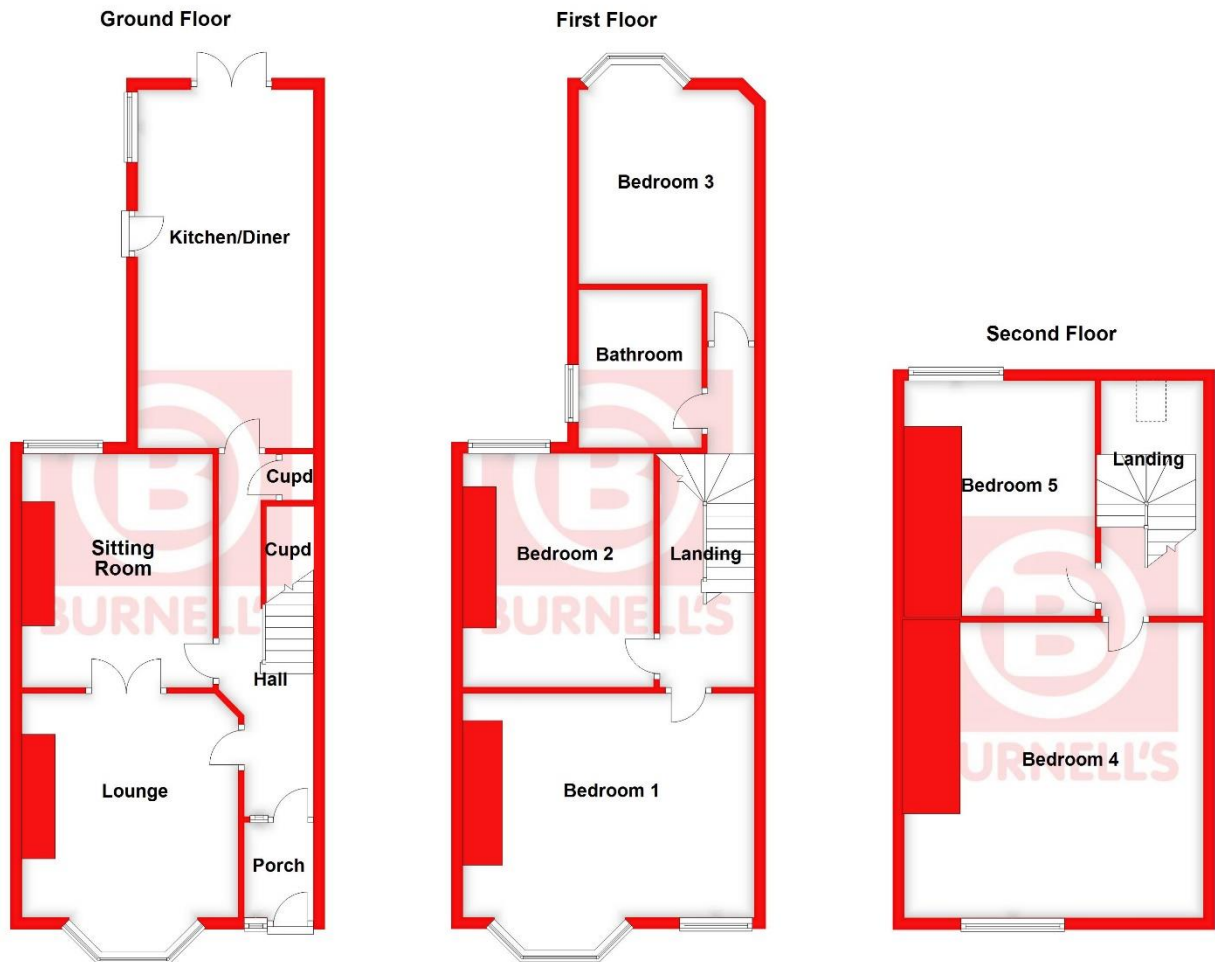
Directions

When entering Holyhead off the A55, take the 3rd exit off the roundabout passing through the traffic lights towards the town centre. Proceed passing the Cenotaph on the left-hand side and continue along Victoria Road turning left onto the Prince Of Wales Road (promenade) opposite the inner harbour. Continue along this road and just after the H.M. Coastguard Station, turn left into Newry Street and the property will be seen on the right hand side.

PARTICULARS PREPARED JHB/CJK
REF: 11746097



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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

THE PROPERTY MISEDDESCRIPTIONS 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.