



BURNELL'S
the smarter way to sell

**29 Kings Road
Holyhead
Anglesey
LL65 2BL**

**O.I.R.O.
£115,000**



**LOUNGE WITH WOOD BURNER
DINING ROOM
KITCHEN**

**3 BEDROOMS & LOFT HOBBIES RM (POT'L BED 4)
BATHROOM/W.C.**

**PVCu DOUBLE GLAZING
GAS CENTRAL HEATING
LEAN-TO STORE/UTILITY
REAR PAVED PATIO/COURTYARD
NO ON-GOING CHAIN**

01407 762165

www.nwpuk.co.uk

enquiries@nwpuk.co.uk

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

Description: Attractive spacious mid terraced house convenient for Holyhead town centre and most local amenities.

The accommodation briefly comprises PVCu entrance door to **porch**, having a mosaic style tiled floor and inner door to **hall**, with stairs to 1st floor.

Spacious **lounge** with tiled fireplace, incorporating a wood burning stove; corner base cupboard houses the electric meter and consumer unit.

Separate **dining room** with wall mounted condensing gas combination boiler and understairs cupboard.

The **kitchen** offers range of fitted worktops, base and wall units incorporating a stainless steel sink and electric plate hob with electric oven (needs replacing) beneath, integrated extractor hood, PVCu door with double glazed panel to outside.

1st floor split-level landing with door and stairs to 2nd floor.

There are **3 bedrooms** together with a **bathroom** having a white 3-piece suite.

To the **2nd floor is a loft hobbies room (potential bedroom 4)** with skylight and 2 undereaves access hatches.

The property, which benefits from a lovely recently laid paved rear patio, is in need of some internal refurbishment/modernisation, offering excellent potential for the 1st time buyer to make a superb spacious family home, or investor, and early viewing is strongly recommended.

Location

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

Porch

Entrance Hall

Lounge

Approx. 3.49m/3.10m x 6.24m (11'5"/10'2" x 20'6")

Dining Room

Approx. 4.94m/4.20m x 2.77m (16'2"/13'9" x 9'1")

Kitchen

Approx. 2.78m x 2.28m (9'1" x 7'6")

1st Floor

Bedroom 1 (L-shaped)

Approx. 4.88m x 3.02m/2.48m (16'0" x 9'11"/8'2")

Bedroom 2

Approx. 3.16m x 3.11m (10'4" x 10'2")

Bedroom 3

Approx. 2.92m x 2.80m (9'7" x 9'2")

Bathroom



2nd Floor

Loft Hobbies Room (potential bedroom 4)

Approx. 4.90m x 3.31m (16'1" x 10'10") (max.)

Exterior

Tiled path to front with pebbled enclosed forecourt with shrub.

Wide concrete path to side of rear outrigger with water tap.

Lean-To Store/Utility

With plumbing for a washing machine and power supply.

Exterior (Continued)

Paved steps lead up to a most pleasant paved rear patio enclosed by stone walls, with gate to lane.

Council Tax

Band B.

Tenure

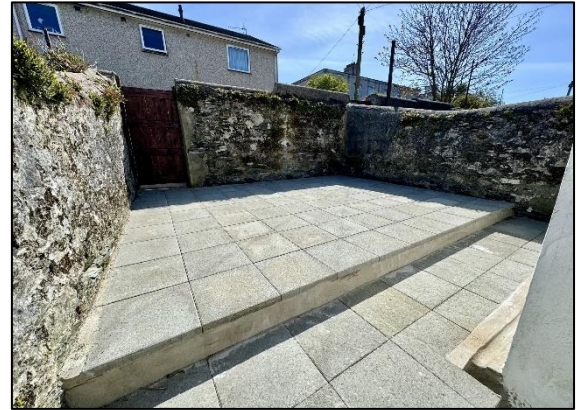
We have been advised by the Seller that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitor.

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, and continue following the road to the left up Holborn Road. At the top of Holborn Road, turn left onto Maeshyfyd Road taking the 2nd left onto Kings Road. Continue and the property will be seen on the right-hand side.

PARTICULARS PREPARED JHB/AH

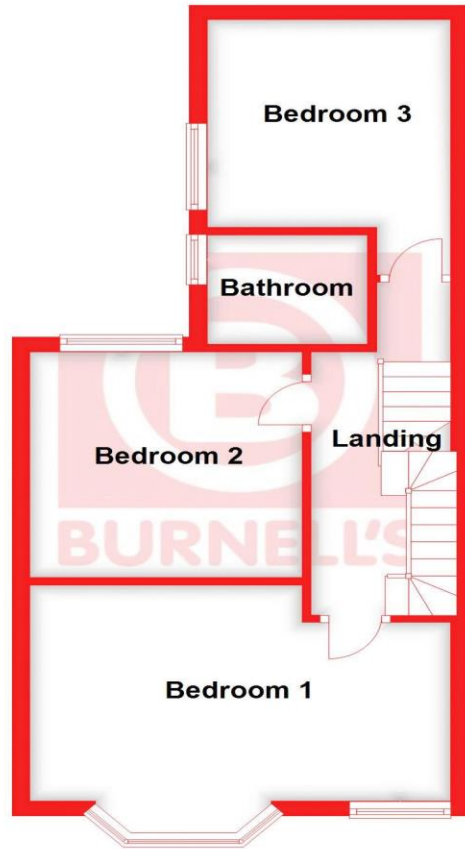
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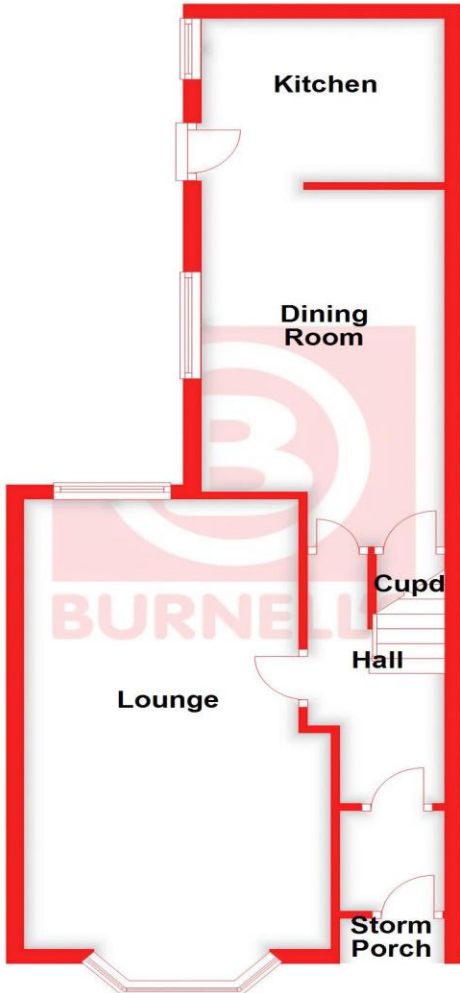
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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.

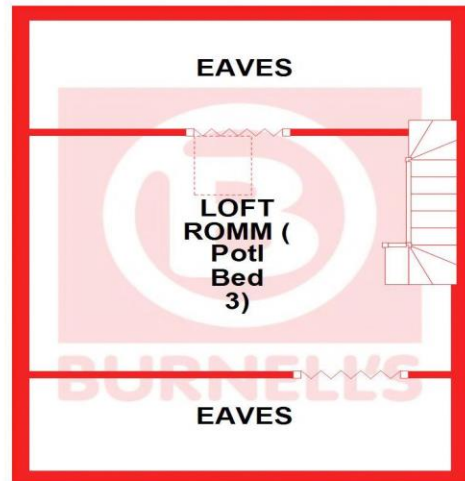
First Floor
Approx. 43.8 sq. metres



Ground Floor
Approx. 48.6 sq. metres



Second Floor
Approx. 30.5 sq. metres



Total area: approx. 122.9 sq. metres

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