



BURNELL'S
the smarter way to sell

**6 Pump Street
Holyhead
Anglesey
LL65 1TD**

**O.I.R.O.
£133,000**



**SIZEABLE LOUNGE
KITCHEN/DINER
3 BEDROOMS
BATHROOM/W.C.**

**MAINLY PVCu DOUBLE GLAZING
GAS CENTRAL HEATING
FRONT LAWNED GARDEN
SUPERB DISTANT VIEWS OF SNOWDONIA**

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

Description: Very attractive cottage style mid terraced house being part of this highly sought after terrace, which occupies a prime elevated position commanding superb distant views of Snowdonia.

The accommodation briefly comprises timber entrance door to **porch**, having an oak veneered internal door, opening into:

A lovely sizeable **lounge** boasting a cottage style rendered finish to the walls, with ceiling beam supported off a rendered supporting pillar; cupboard beneath the front window houses the electric meter and consumer unit; decorative recessed fireplace opening with tiled hearth and wooden mantel, stairs to 1st floor.

Sizeable **kitchen/diner** with a range of oak butchers block worktops, base and wall units incorporating a white Belfast sink and gas hob with electric oven beneath and extractor hood over; plumbing for a washing machine, tiled floor, wall mounted condensing gas combination boiler; timber sealed double glazed window and PVCu door with double glazed panel to outside.

To the 1st floor are **3 bedrooms** with the front 2 bedrooms enjoying superb distant views of Snowdonia, with the master bedroom having a spacious built-in wardrobe.

The **bathroom** offers an attractive white suite comprising of a twin-ended roll-top bath with clawed feet and chrome mixer tap with shower attachment; wash hand-basin set in a vanity surround with double base cupboard, low level W.C., shower cubicle with thermostatic shower with handheld hose and rainfall showerhead; extractor fan, heated towel rail and timber sealed double glazed window.

The property would make a lovely 1st time buy and viewing is strongly recommended.

Location

The property is situated in a popular and sought-after residential location, convenient for town centre and most local amenities including port, railway station, Holyhead high school, Cybi primary school and the A55 Expressway. The property is situated close to Plas Road, which offers fine rural walks leading onto the coast and Porthdafarch beach.

Porch

Lounge

Approx. 5.19m x 4.88m (17'0" x 16'0") (max.)

Kitchen/Diner

Approx. 5.21m x 3.51m (17'1" x 11'6")

1st Floor

Bedroom 1

Approx. 4.65m x 3.01m (15'3" x 9'11")

Bedroom 2

Approx. 3.27m x 3.53m (10'9" x 11'7")

Bedroom 3

Approx. 1.81m x 3.00m/3.82m (5'11" x 9'10"/12'6")

Bathroom

Exterior

Pleasant lawned garden to front with planters and step up to front door. Concrete courtyard to rear, with a crushed slate border.

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 3rd exit off the roundabout towards the town centre. Proceed straight ahead at the traffic lights turning left adjacent to the cenotaph into the high street. Proceed up Thomas Street hill taking the 4th left hand turn opposite The Branch pub into Edmund Street. Continue on this road to the top of the hill and proceed straight ahead, and the property will be seen on the right-hand side.



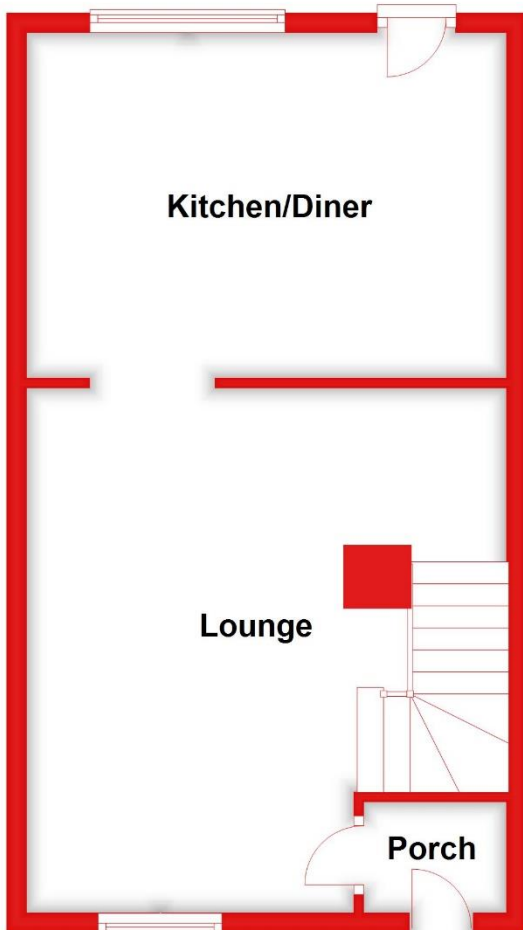
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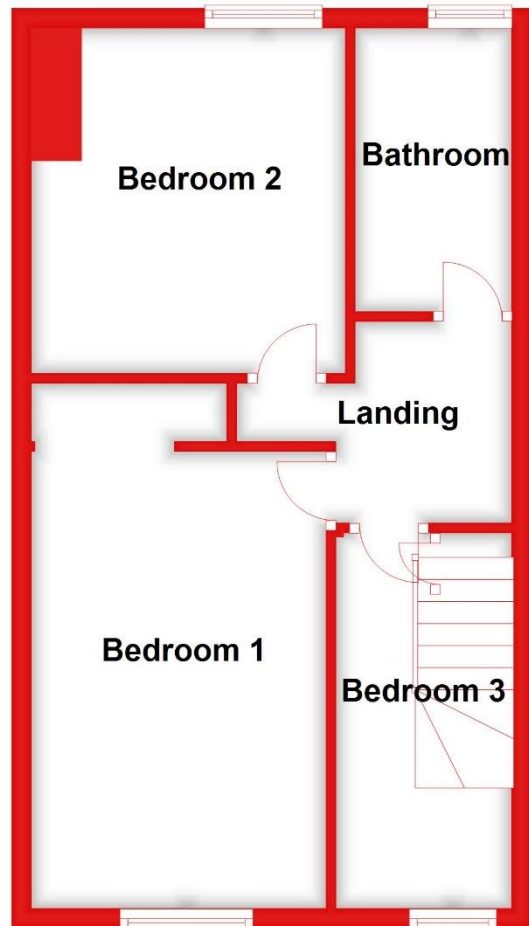
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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.

Ground Floor
Approx. 44.3 sq. metres



First Floor
Approx. 45.9 sq. metres



Total area: approx. 90.2 sq. metres

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