



BURNELL'S
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**19 Stanley Crescent
Holyhead
Anglesey
LL65 1DE**

**O.I.R.O.
£140,000**



**G. FLR LOUNGE
KITCHEN & REAR DINING/SITTING ROOM
3 BEDROOMS (1 EN SUITE SHOWER ROOM)
SHOWER ROOM
GAS CENTRAL HEATING (2 systems)**

**PVCu DOUBLE GLAZING
REAR YARD WITH TIMBER STORE
ENJOYS SUPERB VIEWS OVER INNER HARBOUR
FORMERLY 2 SELF-CONTAINED FLATS
2 SEPARATE ELECTRIC METERS**

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

Description: Attractive, spacious town house (formerly 2 flats), occupying a pleasant position opposite Holyhead's inner harbour commanding lovely sea views.

The flexible accommodation can either be used as 1 dwelling or as an excellent source of secondary income by letting either 1 or both flats (with little reinstatement required).

The accommodation briefly comprises PVCu entrance door to **hall** with door to **inner hall**, which has the electric meter and consumer unit serving the upper 2 floors.

Original Ground Floor Flat comprises of **front lounge** with built-in cupboard housing the electric meter and consumer unit, together with another built-in cupboard housing the gas meter.

The **kitchen** offers a range of fitted worktops, base and wall units incorporating a stainless steel sink unit and electric ceramic hob with electric oven beneath, plumbing for a washing machine; recessed understairs storage.

Shower room with white 3-piece suite having a thermostatic shower to the cubicle with a rainfall showerhead and handheld hose; extractor fan.

Rear dining room/sitting room with PVCu door with double glazed door to outside and a wall mounted gas central heating boiler.

The **1st floor half landing** has an opening casement window/fire escape and a condensing gas combination boiler, with stairs to 2nd floor off the main landing.

Bedroom 1 (former lounge/kitchenette) (L-shaped) with window enjoying superb views over the inner harbour, double built-in cupboard; recessed area (former kitchenette) with worktop, base and wall unit.

En suite shower room having a white 3-piece suite with thermostatic shower to cubicle with a rainfall showerhead and handheld hose; extractor fan.

2nd Floor – Built-in cupboard over the stairwell; there are **2 further bedrooms** with the front bedroom enjoying superb views over the inner harbour.

Early viewing of this versatile property is recommended.

Location

The property is situated in a prime location adjacent to Holyhead's inner harbour and commanding superb harbour views, being within yards of the promenade. The property is conveniently situated for Holyhead park, town centre and port/railway station, and is within a short driving distance of the excellent out-of-town shopping offered at the nearby Penrhos Estate.

Hall

Inner Hall

Ground Floor Lounge

Approx. 4.18m x 3.18m (13'9" x 10'5")

Kitchen

Approx. 2.62m x 3.23m (8'7" x 10'7")

Shower Room

Rear Dining Room/Sitting Room

Approx. 3.91m x 3.12m (12'10" x 10'3")



Bedroom 1 (formerly lounge/kitchenette) (L-shaped)
 Approx. 5.34m x 4.45m/3.20m (17'6" x 14'7"/10'6");
 Recess (formerly kitchen area) – Approx. 1.35m x 2.12m
 (4'5" x 6'11")

En Suite Shower Room

2nd Floor

Bedroom 2
 Approx. 5.38m x 3.29m (17'8" x 10'10")

Bedroom 3
 Approx. 3.24m x 3.32m (10'8" x 10'11")

Exterior

Concrete yard to rear with planter, enclosed by timber fencing to 2 sides with gate to lane and timber store.

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.

N.B.

The property was previously converted into 2 flats – ground floor and maisonette, and has 2 separate heating systems and 2 electric meters/installations. We understand the upper flat only needs cookers reinstalled to be usable as 2 flats.

Directions

When entering Holyhead off the A55 take the 3rd exit off the roundabout towards the town centre. Continue along Victoria Road beneath the Celtic Bridge and after passing the turnings for Water Street and Cross Street on the left-hand side, the property will be seen on the left.

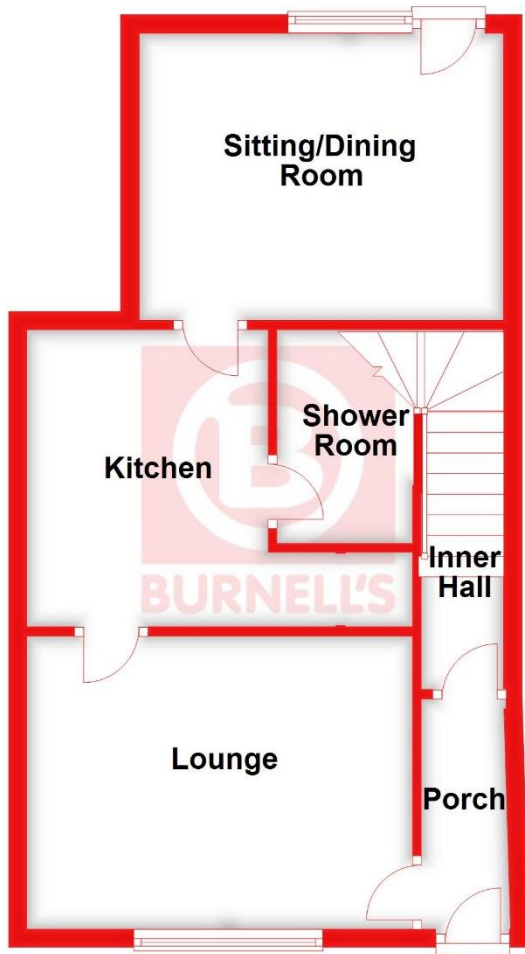
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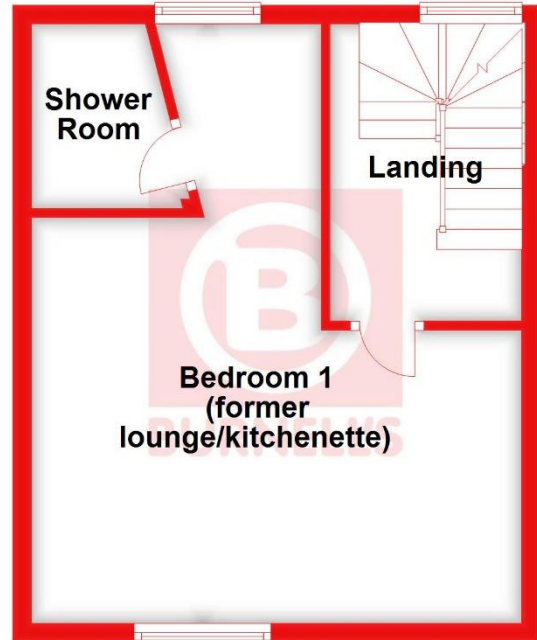
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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. 46.6 sq. metres



First Floor
Approx. 34.7 sq. metres



Second Floor
Approx. 34.4 sq. metres



Total area: approx. 115.7 sq. metres

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