



BURNELL'S
the smarter way to sell

**11 Porthyfelin
Holyhead
Anglesey
LL65 1BE**

**O.I.R.O.
£150,000**



**LOUNGE/DINER
KITCHEN
2 BEDROOMS
BATHROOM/W.C.
PVCu DOUBLE GLAZING**

**GAS CENTRAL HEATING
REAR COURTYARD
VIEWS OF HOLYHEAD MOUNTAIN (front) &
LOVELY HARBOUR/COASTAL VIEWS (rear)
NO ON-GOING CHAIN**

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

Description: Attractive mid terraced house, situated in this highly desirable and sought after residential location, enjoying fine views of Holyhead mountain to the front and lovely harbour and coastal views to the rear, being within yards of Holyhead Sailing Club and Newry beach.

The accommodation briefly comprises of a PVCu entrance door with double glazed panel to **entrance porch**, having a double glazed corner window.

Lounge/diner with cupboard beneath front window housing the electric meter and consumer unit, fireplace and base cupboard to corner alcove, stairs to 1st floor.

The **kitchen** has a range of fitted units incorporating a stainless-steel sink, and gas hob with extractor hood above, recently fitted wall mounted Worcester gas combi boiler, tiled floor, built-in cupboard and PVCu door with double glazed panel to outside.

To the 1st floor are **2 bedrooms** with the front bedroom enjoying superb views of Holyhead Mountain, and the rear bedroom enjoying lovely harbour and coastal views to the side.

The **bathroom** has a white 3-piece suite with electric shower over the bath with tiled floor, fully tiled walls and chrome heated towel rail.

The property would make an ideal 1st time buy or holiday home, offering scope for further modernisation. Early viewing recommended.

Location

Highly desirable residential location situated adjacent to Holyhead harbour on the cusp of fine coastal and country walks including Holyhead Country Park and Mountain. The property is convenient for Holyhead town centre and most local amenities including Holyhead's mainline railway station and ferry terminal which offers a regular ferry service to Ireland and the terminus of the A55 expressway.

Entrance Porch

Lounge/Diner

Approx. 3.13m x 5.87m (10' 3" x 19' 3")

Kitchen

Approx. 3.31m x 2.80m (10' 10" x 9' 2")

1st Floor

Bedroom 1

Approx. 3.11m x 3.28m (10' 2" x 10' 9")

Bedroom 2

Approx. 3.37m x 2.83m (11' 1" x 9' 3")

Bathroom/W.C.

Exterior

Paved steps up to front door with small raised paved area to front (used for bin storage). Concrete courtyard to rear with gate to lane and water tap.

Council Tax

Band A.



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 third exit off the roundabout towards the town centre. Pass through the traffic lights and turn left at the cenotaph into the high street and proceed up Thomas Street hill. Proceed passing Holyhead High School continuing straight ahead at the next crossroads. Follow this road down the hill and the property will be seen on the right hand side after the Victoria Inn public house.

PARTICULARS PREPARED JHB/CJK
REF: 12032108

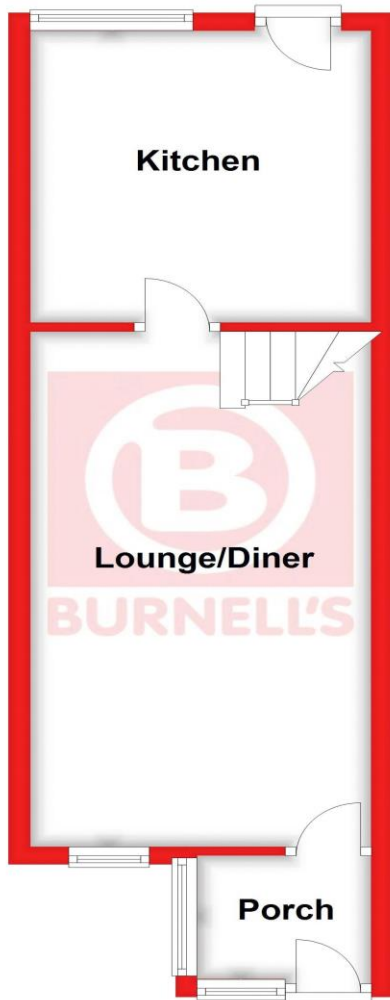


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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. 30.6 sq. metres



First Floor

Approx. 28.3 sq. metres



Total area: approx. 58.9 sq. metres

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