



1 Stad Ardrum, Holyhead, Isle Of Anglesey,
LL65 2QH

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properties

Price: £225,000

- Generous and Modern Semi Detached House
- Low maintenance and Energy Efficient
- Gas central heating, Solar panels, EPC B
- UPVC Double Glazing, No Ongoing chain
- Lovely lounge, Rear Kitchen/Diner
- G/f Shower room & F/F Bathroom
- 3 Good Bedrooms. Front garden
- Side/rear courtyard gardens/parking





Accommodation -Ground Floor

Open Canopy porch with composite double glazed door to

Hallway 21' 2" x 6' 1" (6.44m x 1.85m)

Cupboard with folding doors, closed staircase to first floor with side storage cupboard and rear shelved storage cupboard, radiator.

Lounge 15' 9" x 12' 8" (4.8m x 3.86m)

Double glazed window, 2 radiators, laminate floor.

Kitchen/Diner 12' 8" x 11' 2" (3.85m x 3.4m)

Good range of fitted base and wall units with working surfaces, tiled surrounds with inset single drainer sink unit. Housing for slot in cooker, washing machine and fridge freezer. Cupboard housing gas Worcester central heating boiler. Extractor, double glazed window and external door, radiator, laminate floor finish.

Shower Room 6' 1" x 5' 9" (1.85m x 1.74m)

Shower cubicle with electric shower, wash basin, close coupled w.c., extractor, radiator, double glazed window, laminate floor finish.



First Floor Landing 11' 6" x 6' 1" (3.5m x 1.85m)
Loft access, built in shelved cupboard with folding doors.

Rear Bedroom 1 14' 5" x 10' 10" (4.4m x 3.3m)
Upvc double glazed window, radiator.

Front Bedroom 2 12' 2" x 11' 2" (3.7m x 3.4m)
Double glazed window, radiator.

Front Bedroom 3 8' 10" x 8' 6" (2.7m x 2.6m)
Double glazed window, radiator.

Bathroom 7' 9" x 6' 2" (2.36m x 1.87m)
Paneled bath and in bath mains fed shower, wash basin, close coupled w.c., chrome heated towel rail/radiator, double glazed window, extractor fan, light/shaver point, laminate floor finish.

Exterior

To the front a pedestrian gate leads to paths and a garden to grass extending to side with fence. To the rear is an enclosed and fenced private courtyard garden partly stoned, part concreted and part tarmac, light and water point. Potential for off road parking via double gates. Separate rear parking area and garden shed

Facilities Mains gas central heating, solar panels, Upvc Double Glazing

Services - Mains water gas electric and drainage

Tenure -Freehold

Council Tax Band C Energy Performance Certificate B

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. If you require any clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Buyers are advised to make their own enquiries regarding any necessary planning permission or other approvals required to extend this property. Enquiries should be completed prior to any legal commitment to purchase. Anti Money Laundering Regulations At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your cooperation to ensure there will be no delay in agreeing and progressing with the sale



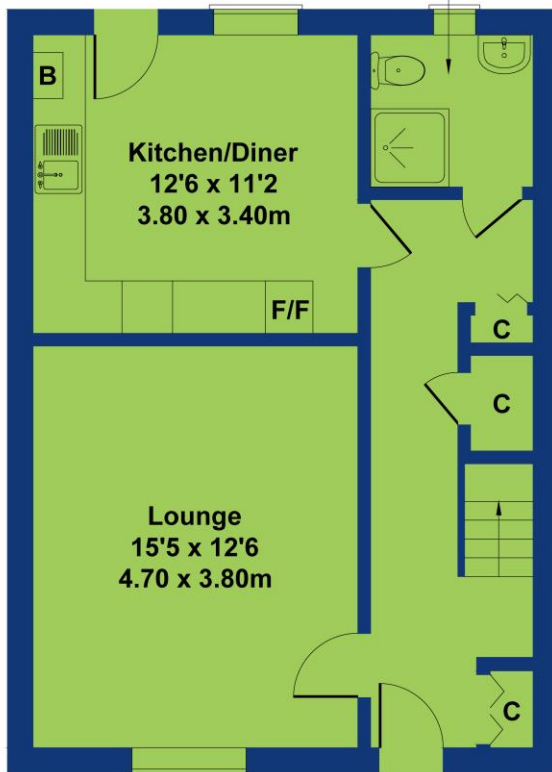
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Approximate Gross Internal Area
1055 sq ft - 98 sq m

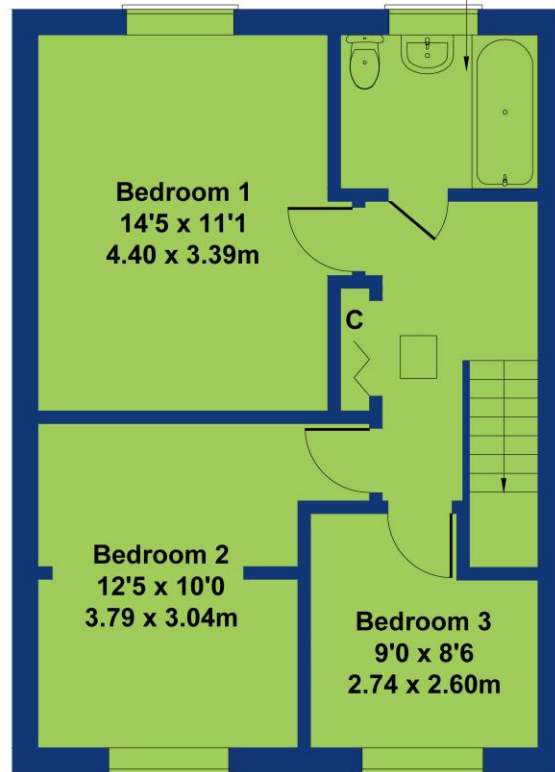


Shower Room
6'3 x 5'10
1.90 x 1.78m

Bathroom
15'11 x 17'7
2.30 x 1.80m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

