



BURNELL'S
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**11 Lewascote
Holyhead
Anglesey
LL65 2RF**

**O.I.R.O.
£276,950**



**LOUNGE & CONSERVATORY
ATTRACTIVE KITCHEN/DINER
3 BEDROOMS
(1 g.flr presently used as sitting room)
CONTEMPORARY SHOWER ROOM/W.C**

**PVCu DOUBLE GLAZING
GAS CENTRAL HEATING
ON-SITE PARKING & GARAGE
PLEASANT PRIVATE REAR COURTYARD GARDEN**

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

Description: Thoroughly impressive detached chalet style house, situated in this small and very popular cul-de-sac development, in an excellent residential location adjacent to Penrhos beach and Ysbyty Penrhos/hospital.

The property has been impressively modernised in recent years and is beautifully presented.

The accommodation briefly comprises of a composite entrance door with sidelight to **entrance hall** having stairs to 1st floor with understairs cupboard.

There is a most spacious **front lounge** with an attractive fireplace with gas point.

The **ground floor bedroom** is presently used as a most pleasant **sitting room**.

Superb kitchen/diner having an attractive fitted kitchen with an extensive range of worktops, base and wall units incorporating an electric ceramic hob with electric oven beneath with glazed heatshield and extractor hood over, a stand-up unit houses a condensing gas combi boiler.

The rear **conservatory** has a polycarbonate roof with PVCu double glazing to mainly 3 sides with external door opening onto a lovely split level paved rear courtyard; **W.C.**

To the 1st floor landing is a built-in cupboard together with **2 double bedrooms** which have undereaves access hatches with the master bedroom having wall to wall fitted wardrobes with mirrored sliding doors and bedroom 3 having a built-in wardrobe.

There is an **attractive shower room** having a contemporary white suite consisting of a shower cubicle with thermostatic shower, wash hand basin with double vanity base cupboard with integral W.C. and concealed cistern; tiling to full height to walls, extractor fan, and tiled floor.

Internal viewing of this superb property can not be more highly recommended.

Location

The property is situated in a popular residential location within walking distance of Ysbyty Penrhos (hospital) and Penrhos/Gorad Beach which provides fine walks linking through to the Nature Reserve.

The excellent out-of-town shopping offered at the nearby Penrhos Estate it literally within walking distance and the property is ideally situated being on the periphery of Holyhead town centre convenient for most local amenities including Holyhead port and railway station, and enjoys easy access onto the A55 Expressway.



Entrance Hall

Front Lounge

Approx. 7.19m x 3.79m (23' 7" x 12' 5")

Bedroom 3 (presently used as a sitting room)

Approx. 4.02m x 3.04m (13' 2" x 10' 0")

Kitchen/Diner

Approx. 4.95m x 2.98m (16' 3" x 9' 9")

Conservatory

Approx. 2.62m x 3.88m (8' 7" x 12' 9")



1st Floor

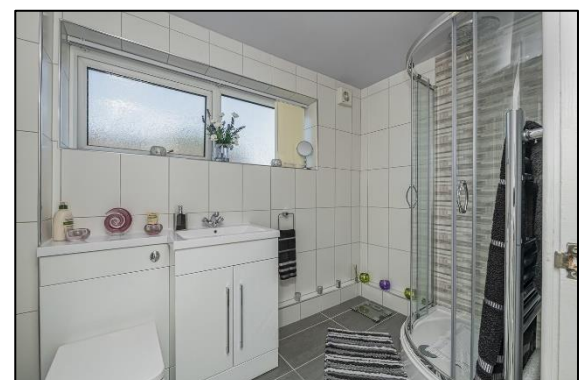
Bedroom 1 (front)

Approx. 3.79m x 3.59m (to wardrobes) (12' 5" x 11' 9")

Bedroom 2

Approx. 4.23m x 3.03m (13' 11" x 9' 11")

Shower Room/W.C.



Exterior

Grey coloured (paved effect) concrete drive.

Path to front with landscaped pebbled front garden having a central planter and surrounded by well stocked borders. Storage area to left hand side. Drive forms a path a to right of the garage with gate to the rear courtyard.

Garage

Approx. 5.81m x 3.12m (19' 1" x 10' 3")

Electric roller shutter door, electric meter and consumer unit, gas meter, light and power, side courtesy door and a rear timber single glazed window, plumbing for a washing machine.

Exterior Continued

Most pleasant private rear paved courtyard garden with water tap, enclosed by high painted walls with paved steps leading up to a pleasant raised paved patio enclosed by painted cement balustrading.

Council Tax

Band D.

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 travelling out of Holyhead turn left at the traffic lights over the railway bridge bearing right onto London Road. At the top of London Road turn left opposite the Iceland food-store onto Penrhos Beach Road. After passing the 1st cul-de-sac on the left, take the next left turn onto Llanfawr Road and right into Lewascote and the property will be seen after a very short distance on the right-hand side.

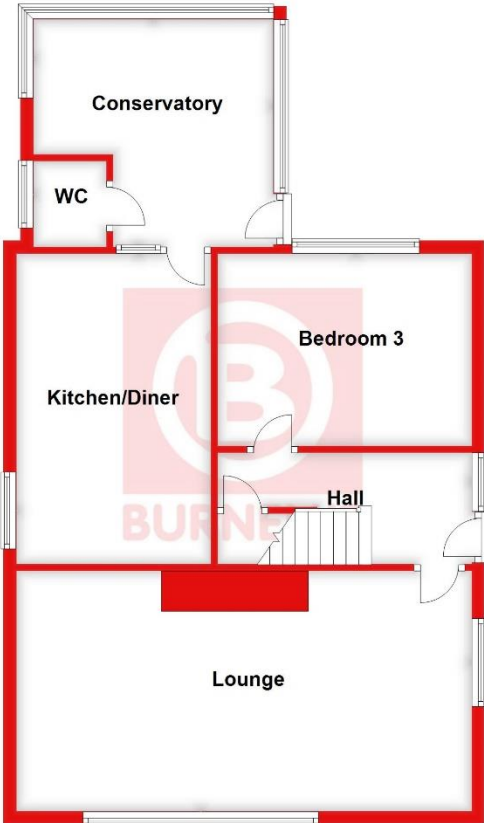


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

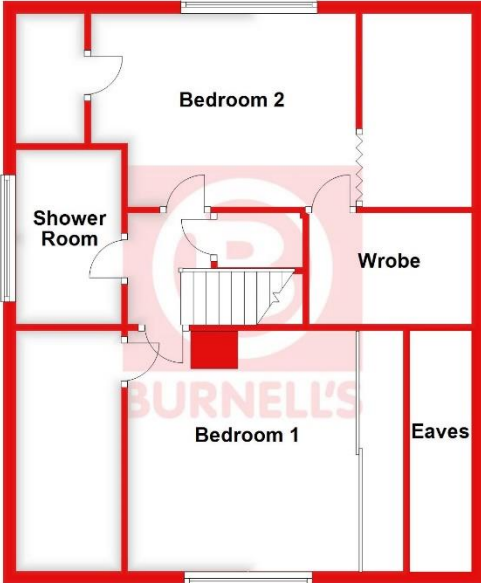
PARTICULARS PREPARED JHB/CJK
REF: 11966270

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



First Floor



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