



BURNELL'S
the smarter way to sell

**12 Beach Court
Lon St Ffraid
Treaddur Bay
Anglesey LL65 2YG**

**O.I.R.O.
£175,000**



**OPEN-PLAN LOUNGE/KITCHEN/DINER
1 BEDROOM
SIZEABLE BATHROOM
PVCu DOUBLE GLAZING**

**GAS CENTRAL HEATING
EXCELLENT DISTANT SEA VIEWS & VIEWS
OVER TREADDUR BAY BEACH
COMMUNAL PARKING**

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

Description: Attractive 2nd floor apartment, situated in a highly sought after and central location being virtually directly opposite Trearddur's beautiful beach and within walking distance of its thriving village centre. The property is presently used for short-term holiday letting.

Beach Court is formed from the conversion of the former Beach Hotel and the front elevation is currently nearing the end of a superb facelift upgrade.

The accommodation briefly comprises **communal entrance hall** with communal stairs to upper floors.

This apartment is 1 of only 2, situated on the same corridor.

Door to **entrance hall**.

Open-plan lounge/kitchen/diner (L-shaped); fitted kitchen with plumbing for a dishwasher and wall mounted gas central heating boiler; 2 windows with 1 smaller side window enjoying lovely sea views over the beach.

Bedroom enjoying superb views over the adjacent 9-hole beach golf course to the rear.

Sizeable **bathroom** with white 3-piece suite with thermostatic shower over the bath, with built-in storage cupboard.

The property would make a lovely "bolthole" holiday apartment or investment opportunity. Viewing recommended.

Location

The apartment is situated in a popular residential location within short walking distance of Trearddur's stunning beach and village centre, which offers an excellent range of amenities which briefly include 2 well regarded hotels/restaurants/public houses, range of commercial outlets, an adjacent 9-hole golf course together with Holyhead's well regarded 18-hole links golf course.

The coastal holiday resort of Trearddur is convenient for the excellent out-of-town shopping offered on the outskirts of Holyhead town together with Holyhead town centre, the A55 Expressway and Holyhead port which offers an excellent and regular ferry service to Ireland.

Entrance Hall

Open-Plan Lounge/Kitchen/Diner (L-shaped)

Approx. 5.73m x 4.78m/3.76m (18' 10" x 15' 8"/12' 4")

Bedroom

Approx. 3.61m x 4.07m (11' 10" x 13' 4")

Bathroom

Exterior

We understand the official communal car park is enclosed by metal fencing with double gates, situated to the rear of Mariners Court and St Ffraid's Church.

Council Tax - Self-catering and holiday let accommodation.

Self-catering and holiday let accommodation.

From the 1st April 2023 If your property is in Wales, it will be rated as a self-catering property and valued for Business Rates if it's both ..

- **Available to let for short periods for at least 252 nights in total over the current and previous tax years.**
- **Actually let for at least 182 nights in the last 12 months.**



Service Charge

We understand an annual service charge is payable, understood to be **£2,163.96** (01/08/22 – 30/07/23), covering block insurance and external maintenance. **Interested purchasers should seek clarification of this from their Solicitor.**

Tenure

We understand the apartment is leasehold held on a lease being the balance of a **999-year lease from 1st September 2004**. Interested purchasers should seek clarification of this from their Solicitor.

Directions

When travelling into Holyhead on the A55 Expressway exit at Junction 2, signposted for Penrhos Industrial Estate/Parc Cybi and turn left off the slip road. At the 1st roundabout take the 2nd exit (towards the Holyhead Leisure Centre) and then at the next roundabout take the 1st exit towards Trearddur Bay (B4545). After passing through the village centre, Beach Court will be seen on the left-hand side, just after St Ffraid's Church.

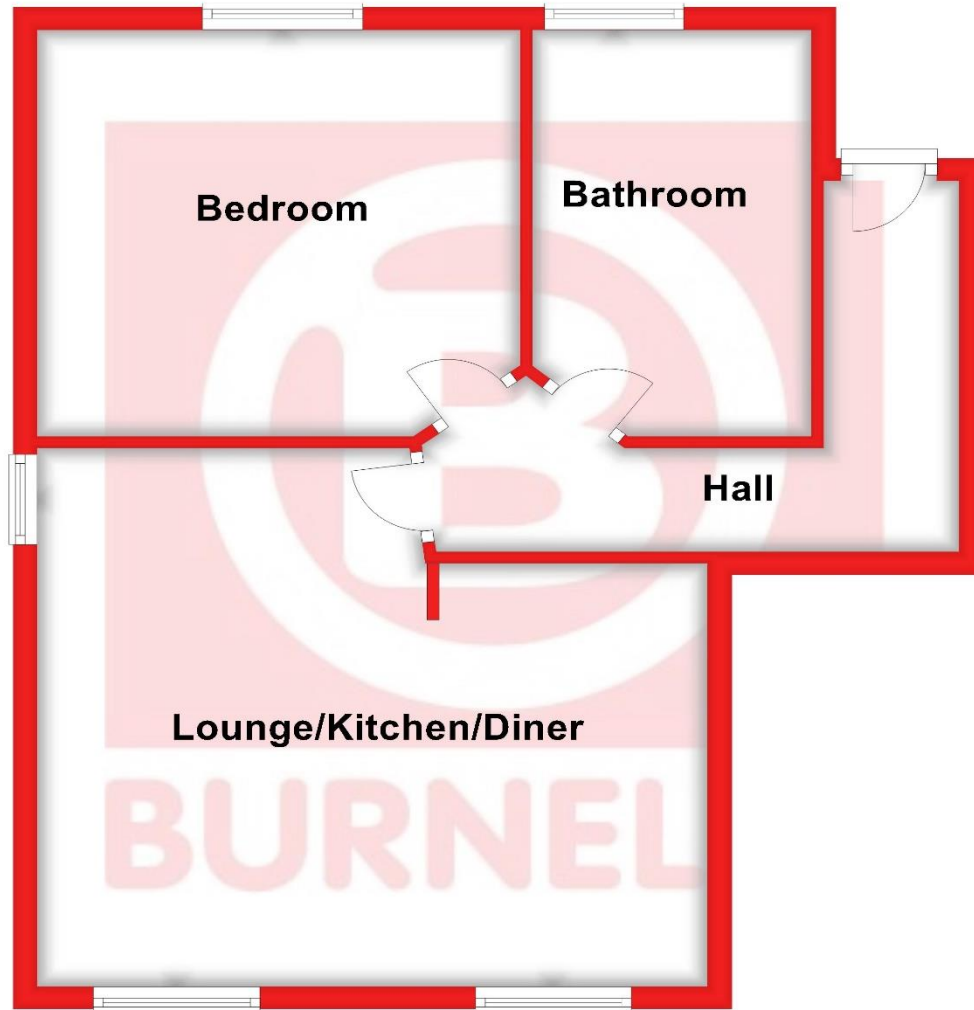
**PARTICULARS PREPARED JHB/CJK/AH
REF: 12000545**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 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. 55.4 sq. metres



Total area: approx. 55.4 sq. metres

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