



**BURNELL'S**  
the smarter way to sell

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

**O.I.R.O.  
£180,000**



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

**GAS CENTRAL HEATING  
DISTANT SEA VIEWS BETWEEN ADJACENT  
PROPERTIES  
COMMUNAL PARKING**

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

**Description:** Attractive 1<sup>st</sup> 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.

**Apartment:** Sizeable **hallway**.

**Lounge/Kitchen/Diner** (L-shaped) benefitting from a fitted kitchen with plumbing for a washing machine and dishwasher; wall mounted gas central heating boiler with the windows enjoying distant sea views between adjacent properties.

**Double bedroom** which benefits from a projecting bay, again enjoying distant sea views between the adjacent properties.

Sizeable **bathroom** having a white 3-piece suite with thermostatic shower over the bath.

**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

**Lounge/Kitchen/Diner** (L-shaped)  
Approx. 5.67m (width) x 3.59m/5.05m  
(18' 7" x 11' 9"/18' 7" x 11' 9")

**Bedroom**  
Approx. 3.15m x 3.31m (10' 4" x 10' 10");  
Bay - Approx. 2.30m x 1.58m (7' 7" x 5' 2")

**Bathroom**  
Approx. 4.15m x 2.19m (13' 7" x 7' 2")

### 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.**

**From the 1<sup>st</sup> 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 **£2,218.33** (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

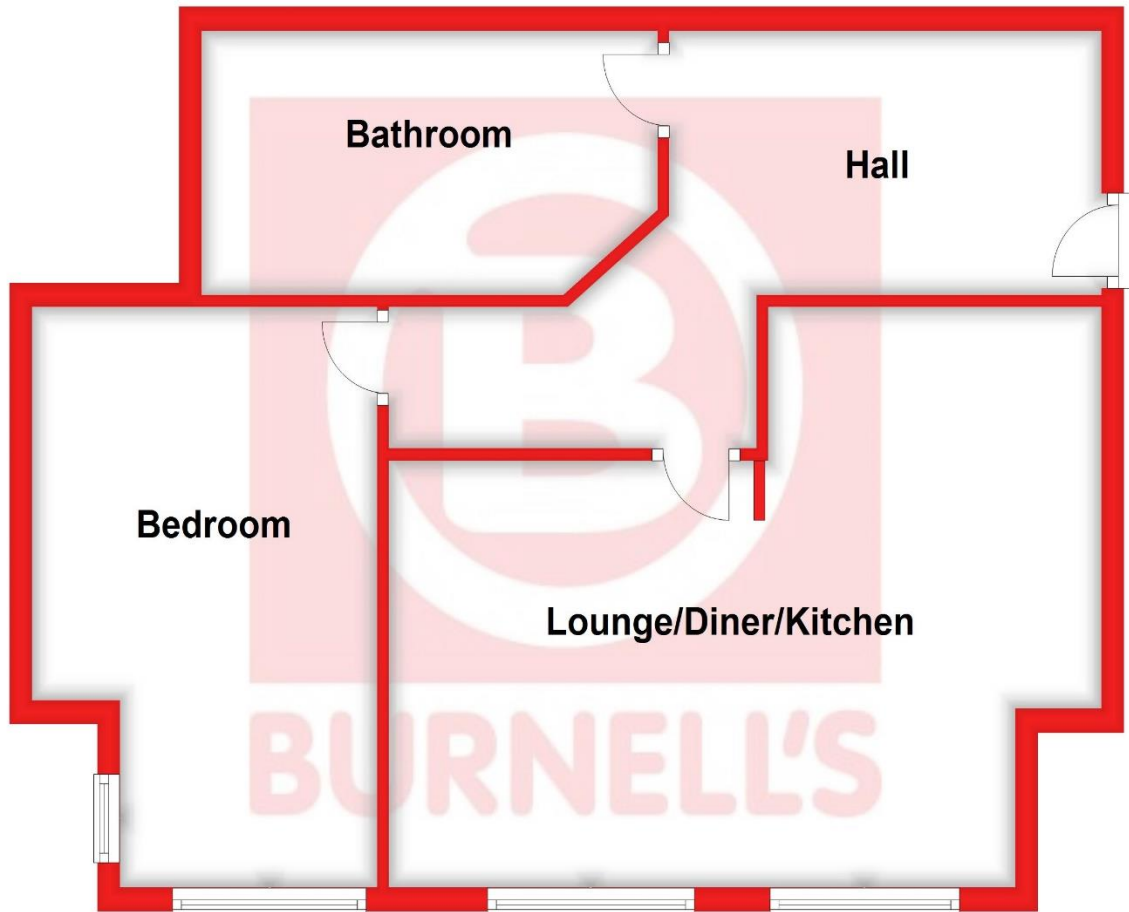
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Ground Floor

Approx. 62.2 sq. metres



Total area: approx. 62.2 sq. metres

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