



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

**18 Clos Y Goleudy  
Holyhead  
Anglesey  
LL65 1BZ**

**£255,000**



**1 RECEPTION ROOM  
IMPRESSIVE FITTED KITCHEN/DINER  
G. FLR CLOAK ROOM/W.C.  
3 BEDROOMS (1 WITH EN SUITE)  
BATHROOM/W.C.  
PVCu DOUBLE GLAZING**

**GAS CENTRAL HEATING  
GOOD ON-SITE PARKING WITH POTENTIAL  
GARAGE SPACE (SUBJECT TO CONSENTS)  
SIZEABLE REAR GARDEN  
LOVELY MOUNTAIN VIEWS  
BALANCE OF 10-YR BUILDMARK WARRANTY**

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

**Description:** Beautiful detached house which occupies a sizeable choice corner plot, which enjoys beautiful views of Holyhead Mountain to the front between adjacent properties, including the benefit of a sizeable rear garden being enclosed by beautiful facing brick wall to 2 sides, providing excellent privacy and security.

The accommodation briefly comprises composite entrance door to **hall** with stairs to 1<sup>st</sup> floor and **cloak room/W.C.** having a white 2-piece suite and extractor fan.

Pleasant **lounge** enjoying views of Holyhead Mountain between adjacent properties to the front.

Impressive fitted **kitchen/diner** with the kitchen offering a good range of worktops, base and wall units incorporating a 1½ bowl stainless steel sink unit and gas hob with stainless steel heatshield and extractor hood over, together with another wall extractor fan; 2 stand-up units house an electric double oven and an integrated fridge and freezer; and there is also an integrated dishwasher and integral breakfast bar; the corner wall cupboard houses a condensing gas combination boiler.

PVCu double glazed French doors open onto the rear garden and a beautiful feature of the room is a projecting box bay window to side, which again enjoys views of Holyhead Mountain between adjacent properties.

To the 1<sup>st</sup> floor is a spacious built-in cupboard over the stairwell, together with **3 bedrooms** with the master bedroom having a double fitted wardrobe with mirrored sliding doors and an impressive **en suite shower room**, and bedroom 2, again, having double fitted wardrobes with mirrored sliding doors and enjoying beautiful views of Holyhead Mountain between adjacent properties.

Attractive **bathroom** with a white 3-piece suite comprising of a panelled bath with electric shower and glazed shower screen, pedestal wash hand-basin and low level W.C. with tiled floor with partial tiling to walls, chrome heated towel rail and shaver point.

**The property is situated on this recent and popular development, purchased by our Client from the builders in April 2022. Early viewing of this lovely property is strongly recommended to fully appreciate its private and secure rear garden, together with the lovely mountain views it enjoys.**

#### **Location**

The property is situated in a new development in a sought after location, adjacent to Holyhead Park and convenient for the super primary school namely Cybi School, Holyhead High School, town centre and most local amenities. Llaingoch is on the cusp of fine rural and coastal walks and Holyhead harbour and promenade is within walking distance.

#### **Entrance Hall**

#### **Cloak Room/W.C.**

#### **Lounge**

Approx. 5.14m x 3.15m (16'10" x 10'4")

#### **Kitchen/Diner**

Approx. 5.72m x 2.94m/3.48m (18'9" x 9'8"/11'5") (mainly)

#### **1st Floor**

#### **Bedroom 1 (Master)**

Approx. 3.91m x 3.17m (12'10" x 10'5")

#### **En-Suite Shower Room/W.C.**

#### **Bedroom 2**

Approx. 3.17m x 2.94m (10'5" x 9'8")

#### **Bedroom 3**

Approx. 3.54m x 2.49m (11'7" x 8'2")

#### **Bathroom/W.C.**



### Exterior

Small open-plan strip of lawn to front and side, with concrete path leading to the front door. Tarmacadam drive to left-hand side offers excellent parking space with possible space for a garage (subject to consents).

Timber gate and fence to left-hand side opens onto a sizeable lawned garden to rear, with a small paved patio enclosed by an attractive high facing brick wall to 2 sides and fence to the left-hand side.

### Service Charge

We understand there is an annual charge for managing the public open space which is **approx. £150 inc. VAT. per annum**. This charge includes maintaining the areas of grass, soft and hard landscaping in accordance with the landscaping maintenance schedule. Interested purchasers should seek clarification of this from their Solicitor.

### N.B.

The property benefits from the balance of a 10-year Buildmark Warranty. Interested purchasers should seek clarification of this from their Solicitor.

### 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 entering Holyhead on the A55 take the 3rd exit off the roundabout towards the town centre. Proceed ahead at traffic lights turning left into the high street adjacent to Cenotaph. Proceed up Thomas Street hill turning left at the crossroads adjacent to the Holyhead High School onto Alderley Terrace/South Stack Road. Continue on this road and at the roundabout, turning right into Parc Tyddyn Bach. Turn right at the junction and continue straight ahead, follow where signposted for Clos Y Goleudy. Follow the road around to the right and the property will be seen on the right-hand side.

**PARTICULARS PREPARED JHB/AH**

**REF: 12264808**

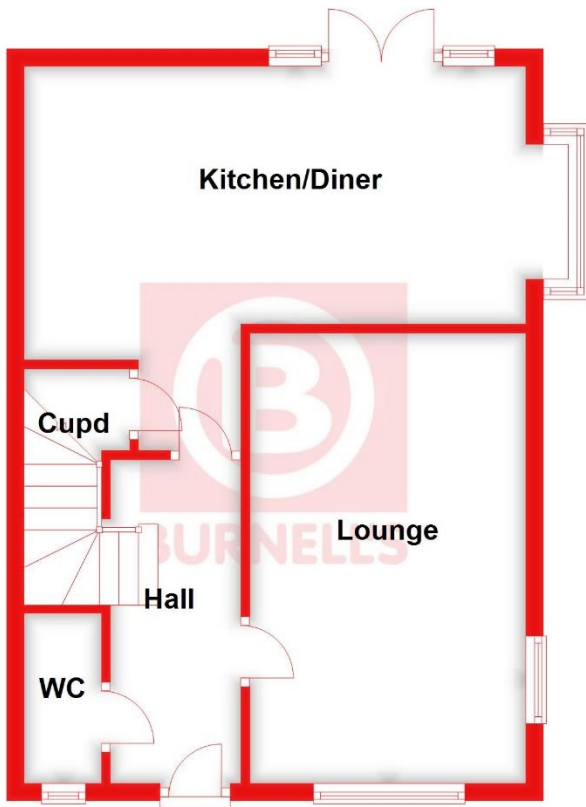


Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

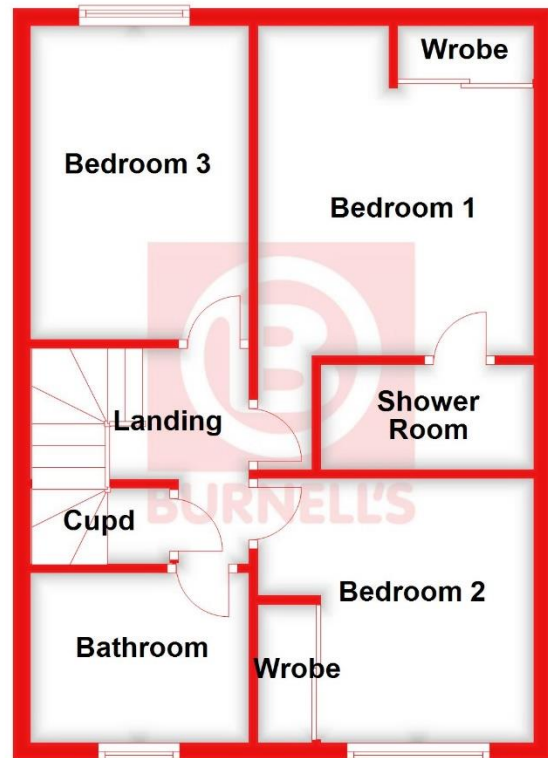
### Ground Floor

Approx. 47.0 sq. metres



### First Floor

Approx. 46.7 sq. metres



Total area: approx. 93.7 sq. metres

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