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**Plas Llanfawr
Llanfawr Road
Holyhead
Anglesey LL65 2PP**

**O.I.R.O.
£355,000**



**2 RECEPTION ROOMS & STUDY
KITCHEN/BREAKFAST ROOM & UTILITY
4 BEDROOMS - 1 WITH SUPERB EN-SUITE
FAMILY BATHROOM/W.C.**

**PVCu DOUBLE GLAZING (INSTALLED 2022)
GAS CENTRAL HEATING
ON-SITE PARKING
SIZEABLE PLEASANT GARDEN**

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

Description: Beautiful spacious detached house of immense charm & character, which has been sympathetically refurbished and modernised in recent years, benefiting from a sizeable plot, in a secluded location close to Penrhos beach.

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

The **lounge** has a very attractive feature fireplace with deep facing brick opening, with wood burner set in a oak surround, and arched opening leads into a **small lobby** giving access to:

The **dining room** again has a deep recessed feature fireplace opening with another wood burning stove and pine surround, quarry tiled floor.

Impressive kitchen/breakfast room offering an excellent range of oak butchers block worktops, base and wall units, incorporating a Belfast sink with small breakfast bar; 5-ring gas Cuisine Master Pro Cooking Range with integrated extractor fan above.

The **utility** offers a range of oak butchers block worktops and wall unit with plumbing for a washing machine and dishwasher, tiled floor and wall mounted condensing gas combi boiler.

Attractive L-shaped **study** with tiled floor, PVCu double glazed door to outside and a built-in cupboard housing the electric meter and consumer unit.

1st floor – split level landing with small built-in cupboard;

There are **4 bedrooms**, with the master bedroom having exposed feature roof timbers together with a superb **spacious en-suite bathroom** comprising of a white twin-ended bath tub with clawed feet, chrome mixer tap and shower attachment; low level W.C., wash hand-basin with vanity base cupboard, large shower cubicle with thermostatic rainfall showerhead and handheld hose, feature decorative cast iron fireplace to corner; chrome heated towel rail; partial painted cladding to base of 3 walls, PVCu double glazed window enjoying distant sea views.

Bedrooms 3 and 4 have decorative cast iron fireplaces.

Bathroom having a white 3-piece suite with thermostatic shower over the bath and a chrome mixer tap with shower attachment, partial tiled walls, chrome heated towel rail.

The property would make a superb family home/retirement property and early viewing cannot be more strongly recommended.

Location

The property is convenient for Ysbyty Penrhos (hospital), Penrhos Beach and Holyhead Nature Reserve together, with the excellent nearby out-of-town shopping. The property also is within walking distance of Holyhead port/railway station, town centre and most local amenities, enjoying easy access onto the A5 and A55.

Entrance Hall

Lounge

Approx. 4.57m x 2.87m (15' 0" x 9' 5")

Dining Room

Approx. 4.57m x 2.77m (15' 0" x 9' 1")

Kitchen/Breakfast Room

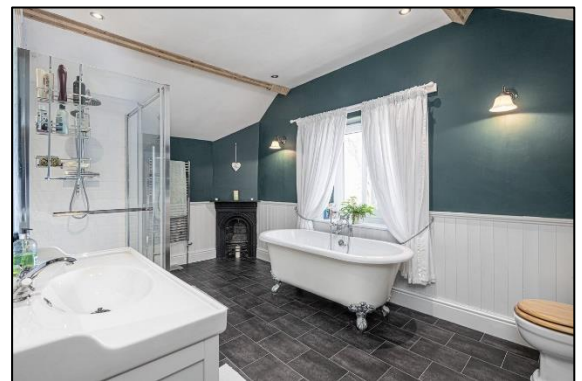
Approx. 5.35m x 4.59m (mainly) (17' 7" x 15' 1")

Utility

Approx. 2.57m x 2.22m (8' 5" x 7' 3")

Study (L-shaped)

Approx. 2.03m x 4.39m (6' 8" x 14' 5")



1st Floor

Bedroom 1

Approx. 4.62m x 4.94m (15' 2" x 16' 2")

En-suite Bathroom

Approx. 4.62m x 2.78m (15' 2" x 9' 1")

Bedroom 2

Approx. 2.20m x 4.04m (7' 3" x 13' 3")

Bedroom 3

Approx. 2.98m x 3.96m (mainly) (9' 9" x 13' 0")

Bedroom 4

Approx. 5.16m x 3.04m (16' 11" x 10' 0")

Bathroom/W.C.

Exterior

The property is approached via a long imposing tarmac drive serving this and 1 other property. We understand the decorative border/planter to the right-hand side of the drive belongs to this property. There is a small hardstanding area with a timber shed and a mature tree adjacent to the right hand gable elevation.

A double ranch style timber gate gives access onto a brick pavier parking area/patio, with brick paths, various well stocked planters and outside water tap, electrical point and a 2nd timber shed.

A timber gate leads to a further pleasant brick pavier patio with feature pond and paved steps lead up to a pleasant sizeable garden, comprising of a gravelled path, separating well-stocked borders, enclosed by fencing to 1 side, stone-walling to 2 sides.

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. Continue up London road, turn left into Lon Deg, turn right and the property will be seen down a private drive on the left, immediately after the 1st property which has a conservatory. Park on the road.

PARTICULARS PREPARED JHB/AH/CJK
REF: 12310076



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 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. 86.8 sq. metres



First Floor

Approx. 86.8 sq. metres



Total area: approx. 173.6 sq. metres

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