



BURNELL'S
the smarter way to sell

**10 Gwelfor Avenue
Holyhead
Anglesey
LL65 1AS**

**O.I.R.O.
£275,000**



**FRONT LOUNGE & REAR SUN LOUNGE
SIZEABLE FITTED KITCHEN/DINER
G. FLR W.C. & 1ST FLR SHOWER RM/W.C.
3 BEDROOMS
PVCu DOUBLE GLAZING**

**GAS CENTRAL HEATING
ON-SITE PARKING, SECLUDED LANDSCAPED
REAR GARDEN WITH STUDIO (GARDEN ROOM/
POT'L WORKSHOP)**

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

Description: Thoroughly impressive, extended mid terraced house situated in a choice residential location, adjacent to Holyhead harbour on the cusp of fine coastal and mountain walks.

The property has been extensively refurbished and modernised in recent years, benefitting from on-site parking, a superb rear sun lounge and beautifully landscaped secluded rear garden with studio.

The accommodation briefly comprises PVCu double glazed entrance door with feature double glazed sidelight opening into an **entrance porch/hallway**, with vertical column radiator and sliding door opening into:

W.C. with white low level W.C. and wash hand-basin with vanity base cupboard, together with a wall mounted condensing gas combination boiler.

Stairs to 1st floor with understairs cupboard housing the electric meter and consumer unit.

Front lounge with sealed recessed fireplace opening.

Impressive sizeable **kitchen/diner** with the kitchen offering an attractive range of quartz worktops, base and wall units, incorporating a white Belfast sink with an electric instant water heater underneath (back-up), with an 8-ring gas hob cooking range with electric oven, extractor fan, integrated dishwasher and wine rack; vertical column radiator; feature exposed facing brick to 1 wall; double opening PVCu double glazed casement window.

Feature opening with timber shelves, with another opening with steps leading down to:

Sun lounge being a superb extension with tiled floor, 2 PVCu double glazed windows, a single PVCu double glazed side door together with PVCu double glazed French doors both leading to the outside; vertical column radiator and solid roof with 2 Velux skylights.

1st floor landing with skylight.

There are **3 bedrooms** together with an attractive **shower room** having a contemporary suite comprising of a shower cubicle with thermostatic shower, with rainfall showerhead; low level W.C. and wash hand-basin with vanity surround; chrome heated towel rail and attractive tiling to full height to walls.

Internal viewing of this superb property cannot be more strongly recommended and is considered to be an ideal family home or retirement home by the sea.

Location

The property is situated in a prime residential location within yards of promenade/harbour and convenient for Holyhead park, Holyhead High school, town centre and most local amenities. In the immediate vicinity there is a convenience store at the end of the road, a public house and the Boathouse Hotel. Truly an idyllic location.

Entrance Hall

W.C.

Front Lounge

Approx. 3.00m x 3.88m

Kitchen/Diner

Approx. 6.48m x 3.06m/2.54m (21'3" x 10'0"/8'4")

Sun Lounge

Approx. 6.56m x 2.44m (21'6" x 8'0")



1st Floor

Bedroom 1

Approx. 3.40m x 3.08m (11'2" x 10'1")

Bedroom 2

Approx. 3.31m x 3.10m (10'10" x 10'2")

Bedroom 3

Approx. 3.09m x 3.02m (10'2" x 9'11")

Shower Room

Exterior

Pebbled on-site parking with paved path and steps up to a raised paved patio enjoying pleasant harbour and coastal views.

To the rear, is a most pleasant private landscaped rear garden comprising of a sizeable L-shaped paved patio, flanked by planter enclosed by timber sleepers to right-hand side, with a raised timber decked patio beyond. 2 outside water taps. Double electric socket.

Detached Studio (Garden Room/Potential Workshop)

Approx. 3.53m x 2.71m (11'7" x 8'11")

PVCu door with double glazed panel; 2 PVCu double glazed windows; light and power.

PVCu door gives access to another **small store** (requiring re-roofing), with a 2nd PVCu door giving access to rear lane.

Council Tax

Band C.

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 off the A55 take the 3rd exit off the roundabout towards the town centre. Continue along Victoria Road beneath the new bridge, turning left onto the promenade opposite the inner harbour. Continue along this road turning left at the 2nd mini roundabout into Gwelfor Avenue, and the property will be seen on the right-hand side.

PARTICULARS PREPARED JHB/AH

REF: 12241736

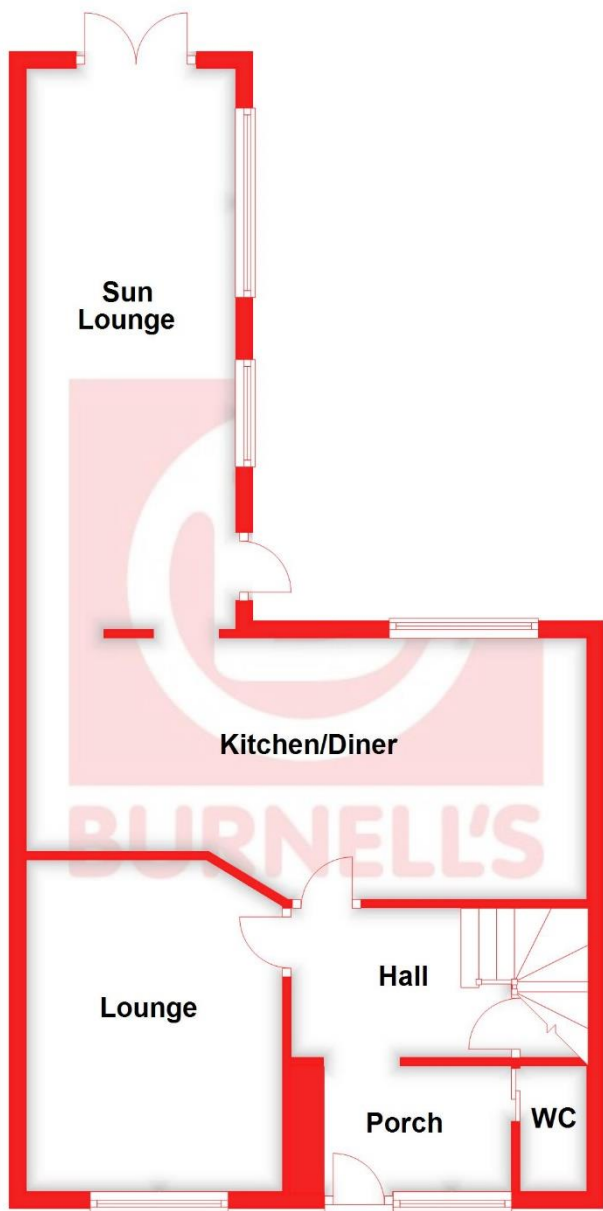


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

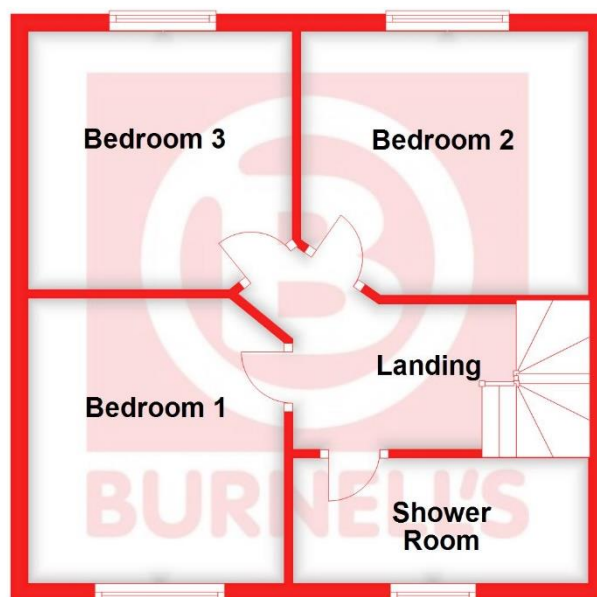
Ground Floor

Approx. 58.9 sq. metres



First Floor

Approx. 42.4 sq. metres



Total area: approx. 101.3 sq. metres

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