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**8 Upper Baptist Street  
Holyhead  
Anglesey  
LL65 1SL**

**O.I.R.O.  
£135,000**



**2 RECEPTION ROOMS  
KITCHEN & UTILITY/STORE  
3 BEDROOMS  
BATHROOM & SEPARATE W.C.**

**MAINLY PVCu DOUBLE GLAZING  
GAS CENTRAL HEATING  
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ENJOYS LOVELY SEA GLIMPSES**

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



**Description:** Attractive semi-detached house which occupies a large choice corner plot, benefitting from distant sea glimpses from the 1<sup>st</sup> floor rear elevation.

The property has been externally renovated in recent years by way of insulating and re-rendering the external elevations.

The accommodation briefly comprises PVCu entrance door to **porch**, with adjoining **utility/store**, having a cold water feed, 2 PVCu coated single glazed windows and a door with double glazed panel to the outside. Main **hallway** with PVCu coated single glazed window and stairs to 1<sup>st</sup> floor.

Pleasant **lounge**, with separate **dining room** having a tiled fireplace.

The **kitchen** offers a range of fitted worktops, base and wall units incorporating a stainless steel sink unit and electric cooker point; plumbing for a washing machine; PVCu door with double glazed panel to outside; understairs cupboard with gas meter, electric meter and consumer unit.

1<sup>st</sup> floor landing, off which are **3 bedrooms**, with bedroom 2 having a built-in cupboard housing the gas central heating boiler and the rear window enjoying distant sea glimpses.

**Bathroom** with 2-piece with extractor fan and separate W.C.

**The property offers scope for minor internal modernisation which would result in a beautiful home and early viewing cannot be more strongly recommended.**

#### **Location**

The property is situated in a pleasant residential cul-de-sac occupying a slightly elevated position and within short walking distance of Holyhead town centre, convenient for most local amenities including Holyhead high school and Cybi primary school, port and railway station.

#### **Porch**

#### **Utility/Store**

Approx. 2.40m x 1.61m (7'10" x 5'3") (mainly)

#### **Main Hallway**

#### **Lounge**

Approx. 3.86m x 2.72m (12'8" x 8'11") (mainly)

#### **Dining Room**

Approx. 3.04m x 3.56m (10'0" x 11'8")

#### **Kitchen**

Approx. 2.58m x 2.09m (8'6" x 6'10")

#### **1st Floor**

#### **Bedroom 1**

Approx. 3.50m x 3.33m (11'6" x 10'11") (mainly)

#### **Bedroom 2**

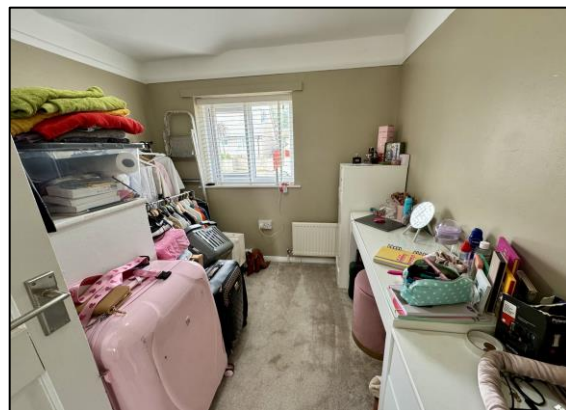
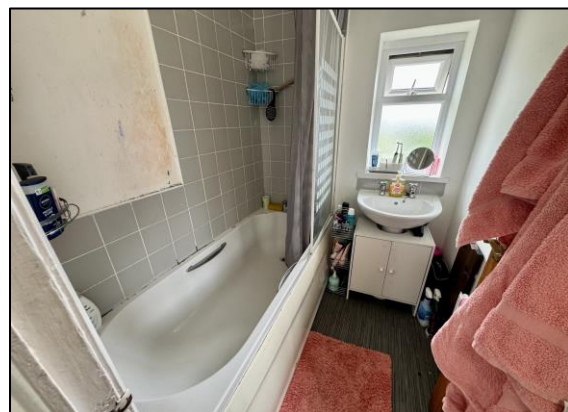
Approx. 3.31m x 2.85m (10'10" x 9'4")  
(mainly – irregular shape)

#### **Bedroom 3**

Approx. 2.42m x 2.64m (7'11" x 8'8") (max.)

#### **Bathroom**

#### **Separate W.C.**



**Exterior**

Paved steps lead down to a small paved patio and the front door, separating a small lawn to the left-hand side; sizeable gently sloping lawned garden to the front and side.

Pebbled path to side of property leads to a pleasant wedge shaped rear lawned garden.

**Council Tax**

Band B.

**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, proceeding straight ahead at the traffic lights. Turn left adjacent to the cenotaph into the High Street and proceed up Thomas Street hill. Take the 3rd left turn, adjacent to Y Tabernacle Chapel, into Baptist Street. Continue straight ahead at the junction into Upper Baptist Street and the property will be seen on the left-hand side.

**PARTICULARS PREPARED JHB/AH**

**REF: 12381080**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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.

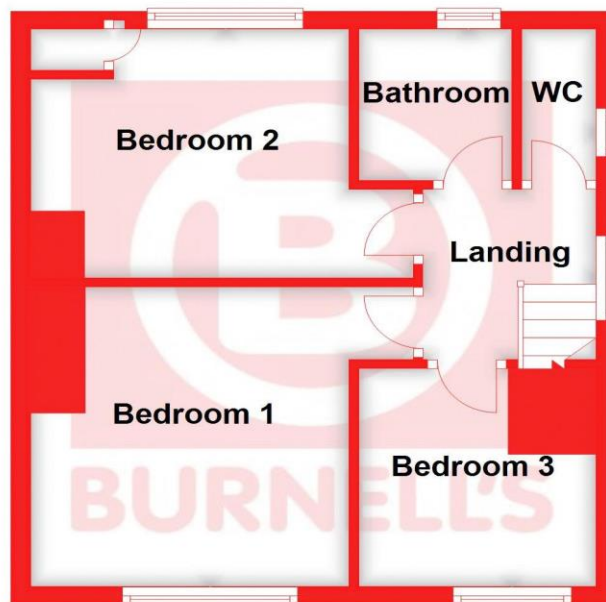
## Ground Floor

Approx. 40.4 sq. metres



## First Floor

Approx. 37.5 sq. metres



Total area: approx. 77.8 sq. metres

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