



BURNELL'S
the smarter way to sell

**22 Waen Fawr
Holyhead
Anglesey
LL65 1LH**

**O.I.R.O.
£170,000**



**LOUNGE & DINING CONSERVATORY
ATTRACTIVE FITTED KITCHEN
2 BEDROOMS & LOFT RM (POTENTIAL BED 3)
BATHROOM/W.C.**

**PVCu DOUBLE GLAZING
GAS CENTRAL HEATING
FRONT & REAR PATIOS WITH INTEGRAL STORE
LOVELY VIEWS OF HOLYHEAD MOUNTAIN (1ST FLR)**

01407 762165

www.nwpuk.co.uk

enquiries@nwpuk.co.uk

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

Description: Impressive mid terraced house, occupying a choice cul-de-sac position, in this highly desirable location, benefiting from lovely views of Holyhead mountain to the rear.

The property has been pleasantly modernised and refurbished in recent years, benefiting from a sizeable dining conservatory and loft conversion.

The accommodation briefly comprises of an outside step with open recessed storm porch, having a PVCu entrance door with side panel to **hall** with stairs to 1st floor.

Pleasant **lounge** with fireplace having a pine effect surround and living flame gas fire.

Attractive fitted kitchen offering a good range of worktops, base and wall units (with the corner unit housing the electric meter and consumer unit), incorporating a single drainer 1½ bowl Astracast sink unit and electric ceramic hob with electric oven beneath, integrated extractor hood, plumbing for a washing machine, windows and PVCu double glazed door open into the rear: -

Dining conservatory – impressive room with dwarf walls with PVCu double glazing to 3 sides, double glazed external door beneath a pitched polycarbonate roof.

Extended 1st floor landing with stairs to 2nd floor with pine ballustrading and small understairs cupboard.

There are **2 bedrooms** with the rear bedroom enjoying superb views of Holyhead mountain.

The **bathroom** has a white suite comprising of a panelled bath with mixer tap and shower attachment, wash hand basin set in vanity surround with base cupboards and low-level W.C. with concealed cistern, tiled floor with fully tiled walls.

2nd floor **loft hobbies room** (potential bedroom 3) having 3 Velux skylights with the rear windows enjoying lovely mountain views, 2 undereaves storage cupboards and a range of built-in wardrobes/cupboards to 1 side.

The property would make a lovely starter home or investment property and internal viewing cannot be more strongly recommended.

Location

The property is situated in a popular and sought after residential location, convenient for Cybi School, Holyhead High School, town centre and most local amenities. Llaingoch is on the cusp of fine rural and coastal walks including easy access onto the nearby Holyhead Mountain and the Breakwater Country Park. Holyhead harbour and promenade is within walking distance.

Hall

Lounge

Approx. 5.06m x 3.26m (mainly) (16' 7" x 10' 8")

Dining Conservatory

Approx. 3.41m x 2.56m (11' 2" x 8' 5")

Kitchen

Approx. 3.38m x 2.11m (11' 1" x 6' 11")

1st Floor

Bedroom 1

Approx. 2.62m x 4.07m (8' 7" x 13' 4")



Bedroom 2

Approx. 2.81m x 3.13m (9' 3" x 10' 3")

2nd Floor

Loft Hobbies Room (Potential Bed 3)

Approx. 4.10m x 3.34m (13' 5" x 10' 11")

Exterior

Lovely sizeable paved enclosed forecourt to front. To the rear there is a pleasant paved patio with wide concrete path enclosed to all sides with gate to lane. Timber garden shed. Sizeable integral store with wall mounted gas combi boiler and gas meter.

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. 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 into Llaingoch passing the convenience store on the right, and take the 2nd turning on the right hand side and then immediately right and then left into Waen Fawr. Proceed straight ahead and the property will be seen on the left.

PARTICULARS PREPARED JHB/CJK
REF: 12321975



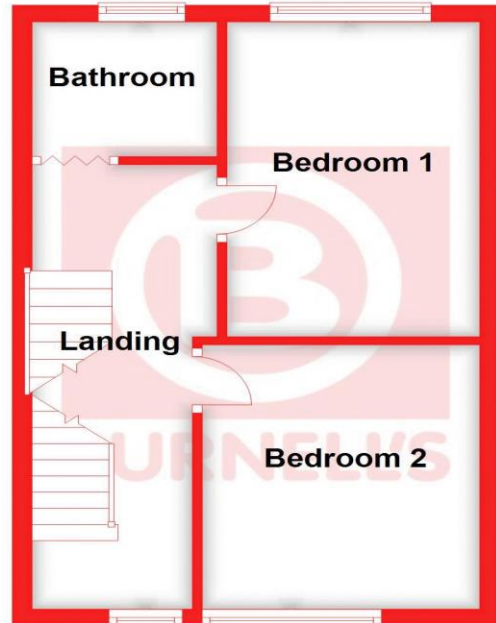
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.

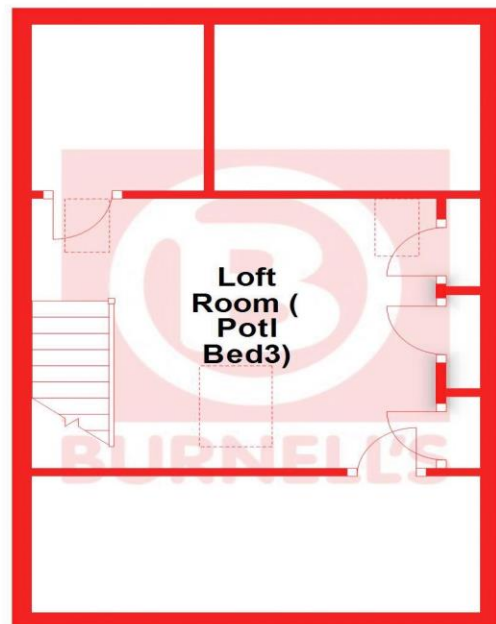
Ground Floor
Approx. 42.1 sq. metres



First Floor
Approx. 33.7 sq. metres



Second Floor
Approx. 33.0 sq. metres



Total area: approx. 108.8 sq. metres

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