



**4 Isallt Lodge  
Lon Isallt  
Trearddur Bay  
Anglesey LL65 2QF**

**O.I.R.O.  
£127,000**



**1ST FLOOR APARTMENT  
OPEN-PLAN LOUNGE/DINER/KITCHEN  
2 BEDROOMS  
MODERN BATHROOM/W.C.  
MAINLY PVCu DOUBLE GLAZING**

**COMMUNAL GARDENS  
SINGLE GARAGE (IN BLOCK)  
SEA GLIMPSES & VIEWS TOWARDS  
HOLYHEAD MOUNTAIN  
NO ON-GOING CHAIN**

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

**Description:** Spacious 1st floor purpose built apartment, in a block of 4, being part of this popular and established well run development, ideally situated for Trearddur Bay's renowned beach and village centre.

The accommodation briefly comprises: main entrance to a **communal hallway** and **landing**; with the flat offering a **lobby** with 2 spacious underneath cupboards; **hallway**; **bathroom** having an attractive "modern" white suite comprising of a panelled bath, low level W.C., pedestal wash-hand basin, tiled effect laminate flooring, tiling to full height, extractor fan; **2 bedrooms** both enjoying lovely views towards Holyhead Mountain beyond adjacent caravan park.

**Open-plan lounge/diner/kitchen** with floor-to-ceiling window enjoying sea glimpses to side. An opening from the lounge/diner leads into a galley kitchen which offers a range of fitted worktops and base cupboards incorporating a single drainer plastic sink unit, electric plate hob with electric oven beneath, tiled surround, wall units to accord, PVCu double glazed window.

The apartments benefit from communal parking and extensive grounds and No 4 has the benefit of a **single garage**. The property is considered to be an ideal holiday apartment, but is equally suitable for permanent living.



#### Location

This popular development is situated within walking distance of Trearddur Bay's renowned 'Blue Flag' beach and village centre which offers 2 well regarded Hotels/public houses/restaurants together with 2 further public houses a convenience store and Chinese restaurant. The ideal holiday bolt hole.

#### Lobby

#### Hallway

#### Bathroom

#### Bedroom 1

Approx. 4.10m x 3.28m (13'5" x 10'9")

#### Bedroom 2

Approx. 2.96m x 3.05m (9'9" x 10'0")

#### Open-Plan Lounge/Diner/Kitchen

Lounge Area – Approx. 4.28m x 4.81m (14'1" x 15'9") Galley Kitchen – Approx. 2.29m x 1.95m (7'6" x 6'5")

#### Exterior

Excellent communal parking and extensive communal lawned gardens/grounds to rear.



## Garage

Approx. 5.13m x 2.30m - (16'10" x 7'7")  
Single lock-up garage in a block of 6 (4th one from left-hand side).

## Tenure

We understand the flat is leasehold held on a lease being the balance of a 999-year lease. Interested purchasers should seek clarification of this from their Solicitor.

## Service Charge

We understand an annual service charge is payable to the Management Committee covering external maintenance of buildings and grounds including building insurance. We understand the service charge for 2015 is in the region of £1073.00 per annum with a £50.00 rebate for prompt payment. Interested purchasers should seek clarification of this from their Solicitor.

## Directions

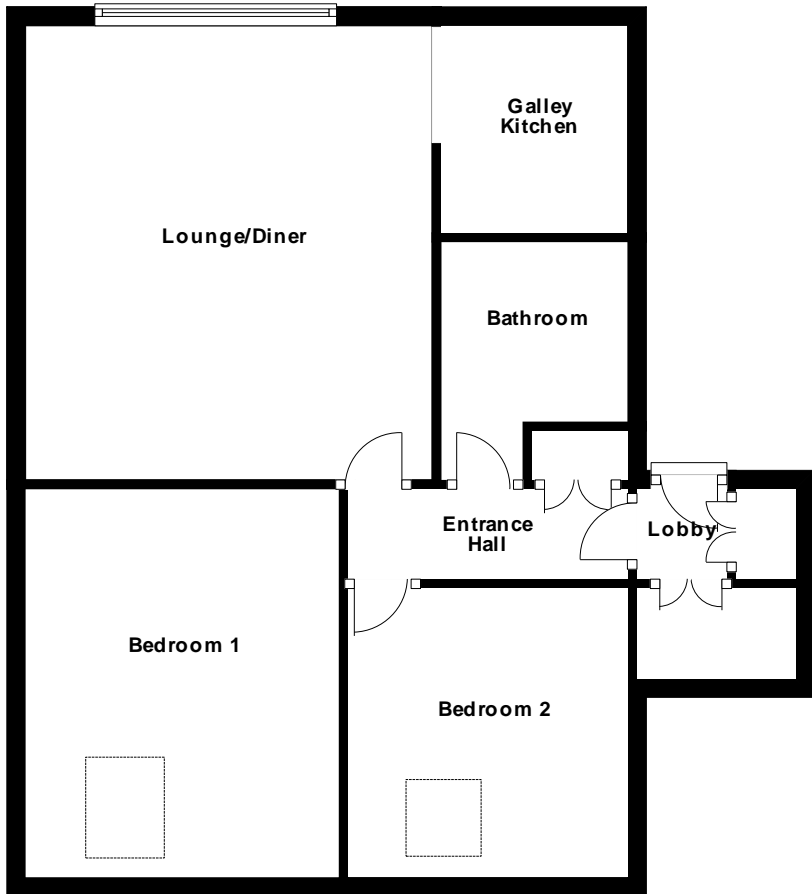
When travelling into Holyhead on the A55 exit at Junction 2 signposted for Penrhos Industrial Estate (proceed through the new industrial estate Parc Cybi) and take the 1st turning off the roundabout towards Holyhead Leisure Centre. Proceed to the next roundabout and turn left towards Trearddur Bay (B4545). Continue on this road into the village, and at the bottom of the hill turn right onto Lon Isallt. Continue passing the Trearddur Bay Hotel and turn right just before the Plas Darien holiday apartments. Proceed straight ahead into the Isallt Lodge development and the flat is in the 1st block.

**PARTICULARS PREPARED JHB/AH 13-02-15**  
**UPDATED 18-08-15 REF: 5425667**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

## Ground Floor



**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.