

Flat 3, South Stack Newry Beach Road Holyhead LL65 1YA
Share of Freehold Waterside
£269,995

- Fabulously Well-Appointed 2nd Floor Waterside Apartment With Absolutely Stunning Views Of The Coast, Sea, Harbour Area & Holyhead Mountain
- 3 Bedrooms/2 Bathrooms/1 Reception
- Solid Oak Flooring, Led Lighting, Fully Integrated Kitchen & Several Other Bespoke Features Throughout
- One Of Only A Few On The Entire Marina Complex With Two Separate Balconies Providing Dual Aspects
- Designated Parking Space & Visitor Spaces & Wheelchair Friendly With Communal Lift Access Via Lobby & Or Stairway
- Contents Available Extra By Negotiation
- Remote Sensor Key Fob Access With Entry Phone
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired & Underfloor Heating In En Suite Bathroom

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Property Summary

A Fabulously Well-Appointed 2nd Floor Waterside Apartment With Absolutely Stunning Sea Views From Every Single Window Including The Coast, Sea, Harbour, Breakwater Area & Holyhead Mountain. The Apartment Is Finished To A Very High Standard Throughout Including Luxury Bathroom, En-Suite Wet Room, Solid Oak Wood Flooring And Contemporary Zoned Lighting. Also Benefits From A Fully Integrated Kitchen & Several Other Bespoke Features Throughout Together With Two Separate Balconies Providing Dual Aspects Being One Of Only A Few On The Entire Marina Complex. There Is A Designated Parking Space Along With Visitor Spaces & Wheelchair Friendly Communal Lift Access Via Lobby & Or Stairway Using A Remote Sensor Key Fob With Entry Phone. The Apartment Also Benefits From Having No Onward Chain And The Contents Are Available Extra By Negotiation. The Marina Apartments Are Perfectly Located For Those Looking For A Coastal Property On The Anglesey Coast. Being Within Only A Few Minutes' Walk To Various Trendy Restaurants And Bars, And Also The Coastal Path And Breakwater Park, It Makes For A Great Waterside Residence & Just A Short Drive Away Are Plenty Of Amenities And Commuter Links, Along With Various Popular Beaches And The Penrhos Nature Reserve. The Town Centre Is A 15 Minute Walk And An Out-Of-Town Retail Park Is Just A Short Drive Away. Holyhead Ferry Port And Railway Station Are Both Within Walking Distance.

The spacious accommodation which benefits from gas central heating, Vent Axia heat recovery system and double glazing, briefly comprises reception lobby area with lift and stairway leading to upper floors. From the communal landing area an entrance door leads into the entrance hallway with two useful built in storage/cloaks cupboards, recessed LED lighting, door with porthole window leading off into inner hallway, door with porthole window into a stunning open plan living/kitchen/diner with doors leading out onto two independent balcony terraces, bespoke entertainment display with TV, blu-ray and satellite box with storage and stylish matching vertical radiator, Adam style fireplace with electric fire, zoned recessed lighting, opening into a fully integrated kitchen with base and wall storage cupboards with soft close drawers and doors, built under integrated Zanussi fridge & freezer, integrated Zanussi dishwasher, Zanussi electric oven with De Dietrich induction hob over with Hotpoint chimney style extractor above, enclosed gas central heating boiler, complementary work surfaces with breakfast bar seating area with under pelmet LED lighting, ceramic tiled flooring, one and a half bowl sink with Insinkerator waste disposal and window to rear aspect boasting super views of sea and harbour. Continuing off the main entrance hallway are doors leading off into a utility room with plumbing and storage cupboards and a door off into bedroom 3 with recessed LED lighting and window to rear aspect offering fabulous views of the harbour and breakwater.

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Continuing off the entrance hallway is a door with porthole window leading off into inner hallway with doors leading off into the main bedroom with wall mounted flat screen TV and with en suite wet room with recessed lighting and window to rear aspect offering fabulous views of the harbour and breakwater. A door with LED floor plinth lighting leads into a wheelchair friendly wet room briefly comprising full width shower area with range shower & support rails, low flush WC, corner wash hand basin with stylish mirrored storage cupboards and matching strip lighting over, complementary wall and floor tiling, frosted window to rear, dual heated (electric & CH) radiator and further complementing the wet room is underfloor heating and recessed LED lighting. A door at the end of the inner hallway leads into bedroom 2 with recessed LED lighting and windows to both rear and side aspects boasting fabulous views of the harbour, breakwater and coastline towards the Skerries and Church Bay. Completing the accommodation is the main bathroom suite briefly comprising a curved bath with mains shower and concertina glass screen, low flush Wc, wall mounted wash hand basin with several stylish mirrored storage cupboards and matching strip lighting together with shaver point, vertical chrome heated towel rail, complementary wall and floor tiling and recessed LED lighting.

Externally

Designated parking together with visitor parking spaces. A door adjacent to the Yacht Shop leads into the reception lobby with lift and stairway access to all floors.

Location

South Stack is a prestigious development positioned on the Marina, adjacent to the Newry Beach Conservation Area and Sailing Club. The Breakwater Country Park and Holyhead Mountain are close by, together with exhilarating coastal and mountain walks. On-site amenities include the Marina Stores and Cafe, 'Langdons' licensed restaurant, Chandlery and clothes shop. The town centre is a 15-minute walk, and an out-of-town retail park is just a short drive away. Holyhead Ferry Port and Railway Station are both within walking distance.

Service charge £227 PCM

Ground rent £0

Council Tax Band F

Exact Location

what3words ///denser.lovely.irrigated

<https://what3words.com/ways-to-use>

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AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd

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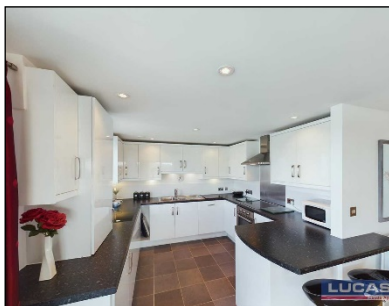
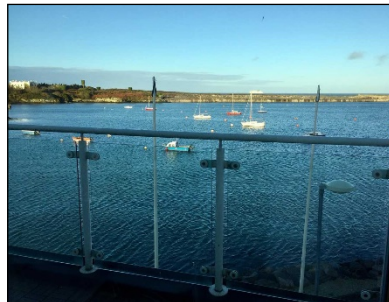
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		80	82
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

<https://find-energy-certificate.service.gov.uk/energy-certificate/0676-2815-7811-2900-9761>

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