



2 High Terrace, Holyhead, Isle Of Anglesey,  
LL65 1SP



**Price: £225,000**

- Ready to Occupy - Refurbished Family House
- Superbly Renovated – Retaining Many Original Features
- Newly Decorated and New Floor Coverings
- Impressive Large Family Kitchen/Diner - inc appliances
- No Ongoing Chain – EPC D
- Spacious Through Lounge ( originally 2 rooms)
- Ground floor Cloakroom, 4 Good Bedrooms
- Stunning En Suite and Family Bathroom
- Mains Gas Central Heating, UPVC Double Glazing
- Landscaped Enclosed Courtyard Garden



## Accommodation - Ground Floor

Composite double glazed entrance door to

### Vestibule 4' 7" x 4' 3" (1.4m x 1.3m)

Ornate mosaic tiled floor, glazed timber door and panel to

### Reception Hall 16' 7" x 5' 7" (5.05m x 1.71m)

Impressive feature spindled staircase to first floor, radiator

### Through Lounge 22' 0" x 12' 2" (6.7m x 3.7m)

Deep front bay and double glazed windows, rear double glazed window, feature slate fireplace surround and hearth, meter cupboard, 2 radiators.

### Stunning Fitted Kitchen Diner 26' 8" x 9' 6" (8.12m x 2.9m)

Having a dining area with laminate floor, side double glazed sliding patio doors, radiator, access to understairs **CLOAKROOM** with fitted combined vanity wash basin and concealed cistern w.c.

Kitchen area is impressively fitted with an extensive range of base and wall units with all round work tops with upstands, monobloc resin sink, built in electric oven, 5 ring gas hob, backing plate and concealed cooker canopy, integral dishwasher/fridge/freezer and wine cooler, provision for appliance. 2 double glazed windows and external door, downlighters.

### First Floor Landing

A spacious landing with double glazed velux roof light

### Bedroom 1 11' 10" x 10' 6" (3.6m x 3.2m) not including bay

Deep bay with double glazed window and wide interesting views of town and to the port/sea, radiator

### Bedroom 2 12' 2" x 8' 6" (3.7m x 2.6m)

Rear double glazed window, radiator.

### Bedroom 3 8' 5" x 7' 2" (2.56m x 2.18m)

Double glazed window and views over town and port, radiator.

### Bedroom 4 12' 2" x 8' 2" (3.7m x 2.5m)

Rear double glazed window, radiator. access to en suite

### En Suite Shower Room 6' 7" x 4' 10" (2.0m x 1.47m)

Refitted with corner shower cubicle and mains fed shower, vanity units a with fitted wash basin and concealed cistern w.c., wall mounted large mirror/light, upright panel radiator, extractor fan, tiled walls and floor.

### Family Refitted Bathroom 12' 2" x 6' 6" (3.7m x 1.97m)

Very impressive new bathroom with a panelled bath and in bath mains fed shower with rainfall head, mixer taps and side screen, fitted vanity unit with drawers and large wash basin, concealed cistern w.c., tiled walls and floor, upright panel radiator, large wall mirror/light, double glazed window and built in cupboard housing gas central heating boiler

### Exterior

Steps lead to front door, walled stoned raised fore garden.

Enclosed and recently re landscaped enclosed private courtyard garden with raised stoned and paved patio areas, concrete side yard area with light points, rear timber pedestrian gate to lane.

### Features

The property enjoys many original features including fireplace, ornate ceiling roses, cornices, dado rails and the original hardwood spindled staircase with high ceilings throughout.

### Facilities - Mains gas central heating, UPVC double glazing

### Services - Mains gas electricity water and drainage

### Council Tax Band C Energy Performance Rating D

### Tenure - Freehold

### Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. If you require any clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Buyers are advised to make their own enquiries regarding any necessary planning permission or other approvals required to extend this property. Enquiries should be completed prior to any legal commitment to purchase. Anti Money Laundering Regulations At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your cooperation to ensure there will be no delay in agreeing and progressing with the sale

