ADAMSON ESTATES









Meirion, 6 South Stack Road, Holyhead, LL65 1NT

£185,000

- Originally 2 beds
- Good sized conservatory
- Opposite park & private south-facing aspect at rear
- Coastal path 0.5 mile
- Vacant possession - No chain
- Now 2 reception areas + separate dining room
- Attic room
- Close to schools & amenities
- Garage & ample parking
- Realistically priced for early completion

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6 SOUTH STACK ROAD

Originally built as a 2 BED property, this delightful detached bungalow now enjoys 2 open plan reception rooms PLUS conservatory, a separate dining room, kitchen, double bedroom, shower room and attic room. A simple partition is all that is required to reinstate the 2nd bedroom, as the doorways from each reception area are still in place to the hall (see floor plan). Enjoying a slightly elevated position from the road with a superb view towards the park, private south-facing aspect at the rear, garage and ample parking with turning area. Offered with vacant possession and at a most realistic price for quick completion, viewing is essential to fully appreciate.
Garreglwyd Parc, directly opposite the bungalow, is a beautifully maintained community park, home to Holyhead Crown Green Bowls Club (open to the public). The park also comprises a café, children's play area, tennis courts, mountain bike track, outdoor gym and skate park. Primary and secondary schools are within short walking distance as is the Ucheldra Centre for community arts, theatre and culture. Holyhead train station is less than a mile away on foot, while the A55 and the Anglesey Coastal Path are only about half a mile away.

1 1 3 D

Council Tax Band: D







Hall
uPVC front door. Central hall split into 2 with door between.

Lounge
9'10" x 10'2" min (3.00m x 3.10m min)
Bay window to front with superb aspect towards park over the road. Door to hall and large opening to the sitting room.

Sitting Room
9'10" x 9'10" (3.00m x 3.00m)
Double patio doors to the conservatory. Doorway to hall and large opening to the lounge.

Conservatory
Good sized uPVC double glazed with double doors and pleasant aspect over the garden. Radiator and tiled floor.

Dining Room
11'11" x 8'8" min (3.62m x 2.64m min)
Separate dining room with fixed wooden ladders/steps to attic room. Boiler cupboard. Sliding door to kitchen.

Attic Room
20'1" x 9'4" (6.13m x 2.84m)
Ideal hobby room or storage. Maximum headroom 1.7m (5'6") reducing to 0.9m (2'11") to eaves. Window to gable.

Kitchen
9'6" x 5'11" (2.90m x 1.80m)
Galley kitchen with fitted wall and base units. Recess for appliances. Gas hob and free-standing fridge. View over garden.

Bedroom
11'11" x 9'10" (3.62m x 3.00m)
Original lounge with bay window to the front.

Shower Room
6'5" x 5'10" (1.95m x 1.79m)
Fully tiled with WC, washbasin and tiled shower with electric shower and glazed screen.

GARAGE
Detached single garage.

GARDENS

GENERAL
Freehold; Council Tax Band D; EPC rating D (66/76); Mains gas central heating; uPVC double glazed. Solid brick with external wall insulation.















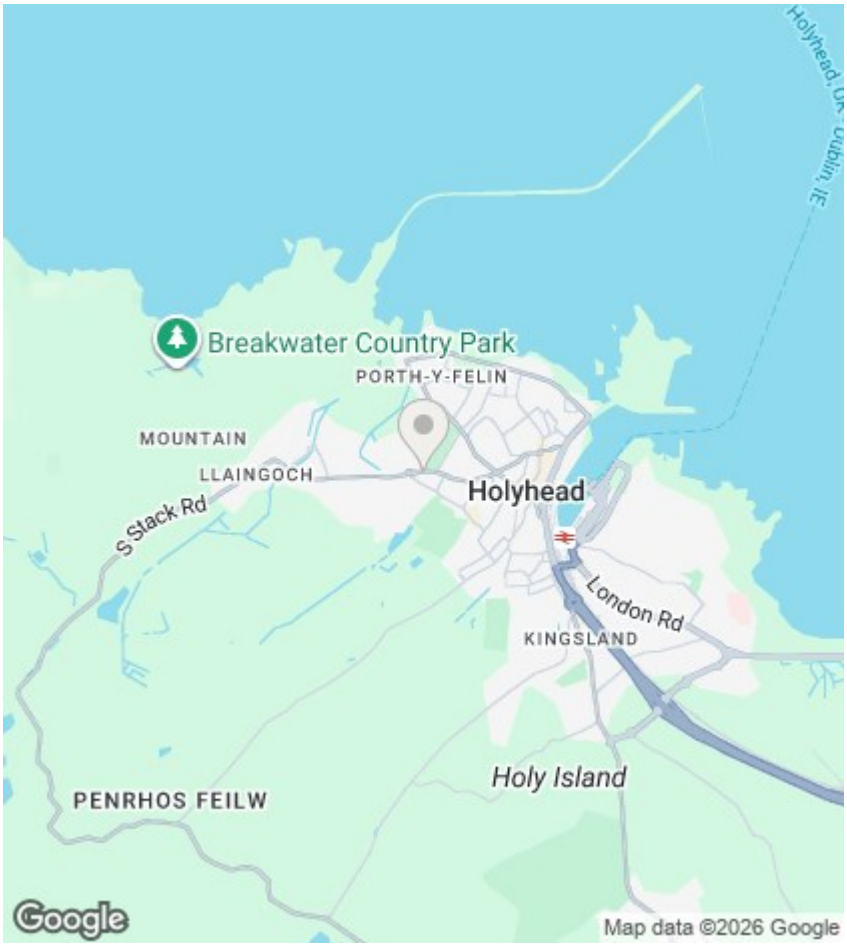








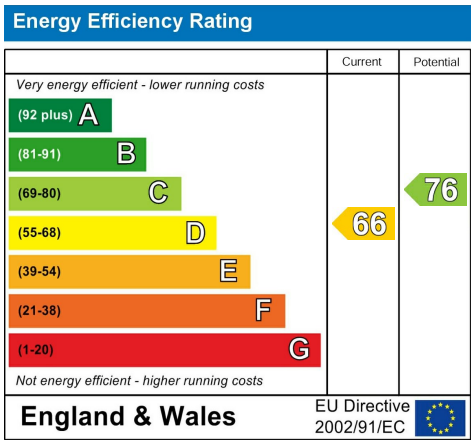




Viewings

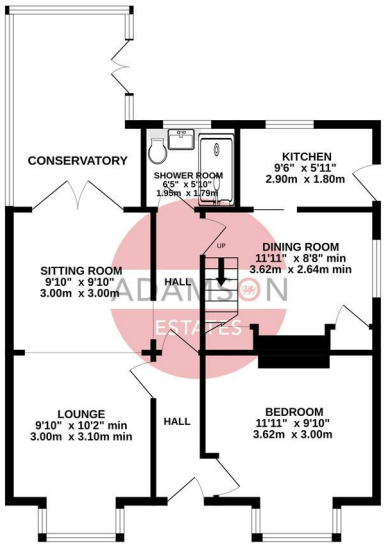
Viewings by arrangement only. Call 01248 295101 to make an appointment.

Council Tax Band: D
EPC Rating: D



PRS Property Redress Scheme

GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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