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**2 MAES Y FELIN, HOLYHEAD  
ANGLESEY, LL65 1TG**

**REDUCED - O.I.R.O.  
£109,950**



- LOUNGE & CONSERVATORY
- KITCHEN
- 3 BEDROOMS
- PVCu DOUBLE GLAZING & GAS CENTRAL HEATING

- ON-SITE PARKING & GARAGE/WORKSHOP & STORE
- ENJOYS PLEASANT RURAL ASPECT BEYOND SCHOOL PLAYING FIELDS & VIEWS TOWARDS HOLYHEAD MOUNTAIN TO REAR/SIDE
- **NO ON-GOING CHAIN**

These particulars are issued by Burnell's on the understanding that: (i)The particulars are set out as a general guidance for intending purchasers or lessees and do not constitute, or constitute part of, an offer or contact; (ii)All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii)No person in the employment of Burnell's has any authority to make or give any warranty whatever in this property; (iv)Neither Burnell's nor the vendors of the property shall be responsible for any expense that may be incurred in visiting the property should it prove to be unsuitable or to have been let, sold, or withdrawn. Applicants are advised to make an appointment through us before viewing. (MISREPRESENTATION ACT 1967)

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[www.rightmove.co.uk](http://www.rightmove.co.uk)

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**Semi-detached ex-Local Authority house occupying a most pleasant non-estate position opposite The Ucheldre Centre, backing onto school playing fields and enjoying lovely open views to the rear. The property, which requires some modernisation, boasts on-site parking with garage/workshop and store, plus a conservatory. Early viewing recommended.**

The ACCOMMODATION briefly comprises: Timber entrance door with leaded single glazed panel to hall:

**Hall** Laminate flooring; stairs to first floor; radiator; cupboard housing electric meter and consumer unit; central heating thermostat;

**Cloakroom** Low level W.C.; pedestal wash hand-basin with tiled splashback; window; laminate flooring;

**Lounge** Approx. 4.86m x 3.35m/2.85m (15'11" x 11'0"/9'4") - Coloured cement block fireplace with gas fire, with timber mantel and tiled hearth with matching plinth to side; laminate flooring; window; polystyrene ceiling tiles; radiator; wide arched opening into conservatory;

**Conservatory** Approx. 2.76m x 2.50m (9'1" x 8'2") - Dwarf rustic brick walls; PVCu double glazing to 3 sides, with double glazed French doors to outside; pitched polycarbonate roof; tiled effect laminate flooring;

Double louvred doors from hall to kitchen:

**Kitchen** Approx. 3.06m x 2.83m (10'0" x 9'3") - Range of worktops and base cupboards incorporating a single drainer stainless steel sink unit; range of wall units to accord; tiled surround to working surfaces; extractor fan; wall mounted gas central heating boiler; plumbing for washing machine; laminate flooring; radiator; window; spacious understairs cupboard with gas meter; door with glazed panel to garage/store;

**First Floor Landing** Split-landing with radiator and window;

**Bedroom 1** Approx. 4.32m/4.02m x 2.73m (14'2"/13'2" x 8'11") - Window enjoying pleasant rural aspect beyond school playing fields and views towards Holyhead Mountain; radiator; laminate flooring;

**Bedroom 2** Approx. 3.40m/2.79m x 2.04m (11'2"/9'2" x 6'8") - Window; radiator; built-in airing cupboard with foam lagged tank and shelving;

**Bedroom 3** Approx. 2.17m x 3.43m/3.85m (7'1" x 11'3"/12'8") - Window; radiator; laminate flooring;

**Shower Room** White suite comprising of a shower cubicle with electric shower, with tiling to ceiling height; pedestal wash hand-basin with vanity splashback unit; low level W.C.; radiator; window; extractor fan.

**Exterior** Sizeable terraced paved patio to front with paved on-site parking with various planters and a variety of shrubs.

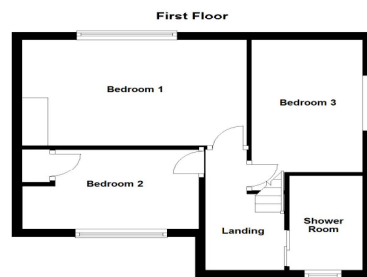
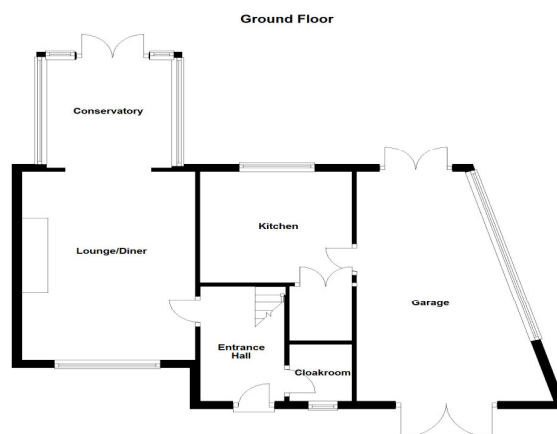
**Garage/Workshop** Approx. 6.30m x 3.89m reducing to 2.00m (20'8" x 12'9" reducing to 6'7") - (suitable only for a small car - reducing width) - Double wooden doors; windows to 2 sides; steps up to kitchen door; double doors to rear open into sizeable L-shaped store with window and door to garden.

**Exterior (Continued)** Raised paved patio to rear with water tap, enclosed by dwarf walls with paved steps down to a lower terraced paved garden, with planters enclosed to all sides.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 to 100) <b>A</b>		(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>		(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>		(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>		(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>		(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>		(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>		(1 to 20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Wales & N.Ireland	EU Directive 2002/91/EC	England, Wales & N.Ireland	EU Directive 2002/91/EC

**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 continuing straight ahead at the traffic lights. Turn left immediately after the cenotaph into the high street and proceed up Thomas Street hill. Turn left into Edmund Street opposite the Britannia public house. Turn right at the end and the property will be seen on the left opposite the entrance into The Ucheldre Centre.



INFO ONLY - NOT TO SCALE

PLEASE NOTE: THE SERVICES, CENTRAL HEATING (WHERE APPLICABLE) AND INSTALLED FIXTURES AND FITTINGS HAVE NOT BEEN TESTED, AND WE THEREFORE DO NOT GUARANTEE THEIR CONDITION. INTERESTED PARTIES SHOULD SEEK CLARIFICATION FROM THEIR SOLICITOR, SURVEYOR OR SPECIALIST.

WHILE WE ENDEAVOUR TO MAKE OUR SALES PARTICULARS FAIR, ACCURATE AND RELIABLE, THEY ARE ONLY A GENERAL GUIDE TO THE PROPERTY AND, ACCORDINGLY, IF THERE IS ANY POINT WHICH IS OF PARTICULAR IMPORTANCE TO YOU, PLEASE CONTACT THE OFFICE AND WE WILL BE PLEASED TO CHECK THE POSITION FOR YOU, ESPECIALLY IF YOU ARE CONTEMPLATING TRAVELLING SOME DISTANCE TO VIEW THE PROPERTY.

THESE APPROXIMATE ROOM SIZES ARE ONLY INTENDED TO OFFER GENERAL GUIDANCE AND ARE ACCURATE TO WITHIN ABOUT THREE INCHES. THIS MEANS YOU MUST VERIFY THE DIMENSIONS CAREFULLY BEFORE ORDERING CARPETS OR ANY BUILT-IN FURNITURE.