

**3 OLD POST ROAD, HOLYHEAD
ANGLESEY, LL65 2RL**

**REDUCED - O.I.R.O.
£62,950**



- **SIZEABLE LOUNGE**
- **FITTED KITCHEN WITH SEPARATE DINING AREA**
- **2 BEDROOMS**
- **SIZEABLE SHOWER ROOM/W.C.**
- **PVCu DOUBLE GLAZING & GAS CENTRAL HEATING**
- **LEAN-TO STORE AND SMALL COURTYARD**

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Mid-terraced extended house in a popular residential location opposite Netto/McDonalds on the periphery of Holyhead town centre convenient for the A55 and most local amenities including port/railway station. The property offers excellent scope for minor modernisation and is considered to be an ideal first time buy/investment property.

The ACCOMMODATION briefly comprises:- Hardwood entrance door to porch;

Porch Base cupboard housing gas meter, pine panelled door to lounge;

Lounge Max approx. (inc porch) 4.88m x 5.34m (16'0" x 17'6") - Window with electric meter cupboard beneath, radiator, black painted ceiling beam, stairs to first floor, glazed door to kitchen/diner;

Kitchen/Diner Overall approx. 4.97m x 2.95m (16'4" x 9'8")

Kitchen area - Range of fitted worktops and base cupboards incorporating a single drainer stainless steel sink unit, tiled surround to some working surfaces, range of wall units, wide window, extractor fan, plumbing for washing machine, gas central heating boiler, timber stud partition with doorway opening and decorative framed opening to dining area;

Dining area - Double built-in cupboard, radiator, glazed door to lean-to store;

Lean-to store Base cupboards and shelf to one wall, polycarbonate roof, door to rear courtyard;

First Floor Landing Textured walls and ceiling with Velux skylight;

Bedroom 1 Approx. 4.91m x 2.81m (16'1" x 9'3") - 2 windows, textured walls and textured coved ceiling, radiator;

Bedroom 2 (L-shaped) Dressing area approx. 3.32m x 1.91m (10'11" x 6'3"); Bedroom area approx. 2.96m x 2.34m (9'9" x 7'8"); Max approx. 5.47m x 3.32m (17'11" x 10'11")

Range of fitted wardrobes to one wall, *the bedroom has been extended to provide a dressing area and rear bedroom area with radiator and window;*

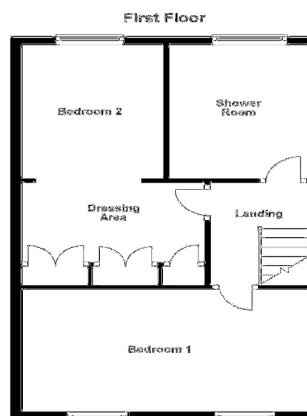
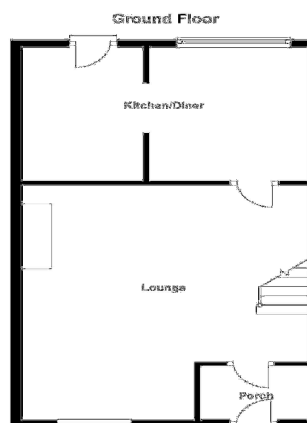
Shower Room Approx. 2.92m x 2.49m (9'7" x 8'2") - Split-level floor with shower cubicle with thermostatic shower, wash hand basin set in a tiled vanity surround with double base cupboard, low level W.C., tiling to ceiling height to 2 walls, window, instant gas water heater, extractor fan, radiator;

Exterior Small yard to rear enclosed by high walls with gate to lane.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 to 100) A		80	(92 to 100) A		
(81 to 91) B			(81 to 91) B		
(69 to 80) C			(69 to 80) C		
(55 to 68) D		67	(55 to 68) D	63	55
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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 1st exit off the roundabout towards Trearddur Bay. The property will seen on the right hand side (facing Netto food store).



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.

PARTICULARS PREPARED JHB/CLH 05-03-10 UPDATED 14-07-10

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