

Regulated by:



RICS



Since 1989

*A well positioned yet improvable 3 bedroomed mid terraced house. Edge of Town position.
Holyhead, Isle of Anglesey*



34 Newry Street, Holyhead, Isle of Anglesey. LL65 1HP.

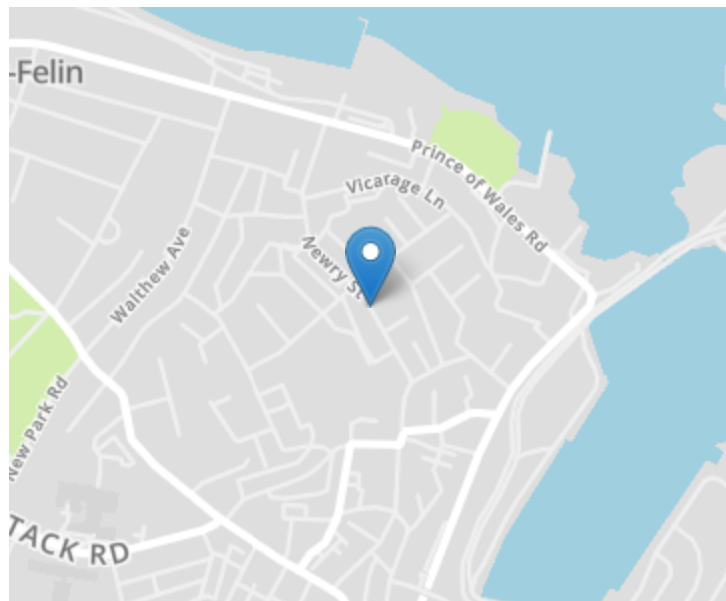
REF: R/3406/LD

£99,950

*** Priced to sell - No onward chain *** A well positioned mid terraced property *** Three storied 3 bedroomed house - In need of general modernisation *** Enclosed low maintenance rear garden laid mostly to concrete and patio with stone walled boundaries *** Mains gas central heating, UPVC double glazing and good Broadband speeds available

*** Option to purchase a nearby lock-up garage (by negotiation) *** Small garden store and access to a rear service lane
*** Conveniently positioned between Holyhead Beach and Town Centre

*** Close proximity to a nearby Convenience Store and a 5 minute walk to the Town Centre *** Fantastic views to the rear over the Port of Holyhead and the Shores of Anglesey *** Ideally suiting 1st Time Buyers or for Family Occupiers
*** Close proximity to the nearby Primary and Secondary Schooling and Health Centre *** Easy access onto the Isle of Anglesey Coastal Path *** A popular residential locality - Here is a must view property



LOCATION

The property lies in a desirable residential location on the edge of the popular Harbour Town of Holyhead. The property is only a short walk from a good range of local amenities, including Primary and Secondary Schooling, and a short walk from Holyhead's main line Railway Station and Ferry Terminal and the main A55 expressway.

GENERAL DESCRIPTION

Morgan & Davies are proud to be able to offer for sale this charming single fronted and traditionally built mid terraced house currently split over three floors and offering 3 bedroomed accommodation. The property benefits from mains gas fired central heating and double glazing.

Externally it enjoys an enclosed low maintenance garden area with a rear service lane access point.

In all a property that deserves general modernisation and updating but offers a fantastic opportunity for 1st Time Buyers, Family Occupiers or Investment Purchasers. It enjoys a convenient edge of Town location with great amenities nearby, including Primary and Secondary Schooling.

To the rear it enjoys panoramic views over the Harbour and the Anglesey Shores. Here is a property that deserves early viewing and currently consists of the following.

RECEPTION HALL

Having access via a UPVC front entrance door, staircase to the first floor accommodation, understairs storage cupboard, radiator.



FRONT RECEPTION ROOM

10' 0" x 10' 0" (3.05m x 3.05m). With radiator.



REAR RECEPTION ROOM

10' 0" x 10' 4" (3.05m x 3.15m). With radiator, feature part modern fireplace with painted exposed stone and chimney breast and gas fire connection point (currently not connected), enjoying views over the rear garden.



KITCHEN/DINER

13' 6" x 12' 4" (4.11m x 3.76m) 9' 0" x 9' 0" (2.74m x 2.74m).
 A fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, plumbing and space for automatic washing machine, electric cooker point and space, enjoying views over the rear garden area, radiator, UPVC rear entrance door.



KITCHEN/DINER (SECOND IMAGE)



FIRST FLOOR

LANDING

Leading to



FRONT BEDROOM 1

10' 2" x 9' 2" (3.10m x 2.79m). With radiator.

REAR BEDROOM 2

11' 1" x 7' 7" (3.38m x 2.31m). With radiator.



BATHROOM

9' 1" x 7' 7" (2.77m x 2.31m). Having a 3 piece suite with a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, airing cupboard housing the Worcester mains gas combi boiler, radiator.



SECOND FLOOR

ATTIC BEDROOM 3

15' 4" x 12' 7" (4.67m x 3.84m). With radiator, enjoying fantastic views over Holyhead Harbour and the Anglesey Shores.



EXTERNALLY

GARDEN

A particular feature of this property is its generous rear garden area currently being low maintenance with its concreted patio area but does offer great potential for landscaping. The property enjoys Pedestrian gated access to a

rear service lane.



GARDEN (SECOND IMAGE)

REAR GARDEN



GARDEN SHED

To the rear of the garden lies a small garden shed.



LOCK-UP GARAGE (OPTIONAL)

There is an option to purchase a nearby lock-up garage by negotiation.

VIEW OVER HARBOUR



LOCATION PLAN



AGENT'S COMMENTS

A fantastic prospect within an edge of Town location. A must view.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Isle of Anglesey County Council. Council Tax Band for the property - 'B'.

PLEASE NOTE

Under the Estate Agents Act 1979, prospective purchasers are required to be notified that a member of staff of Morgan & Davies Estate Agents has a personal interest in this property.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

Directions

Enter Holyhead on the main A5 or A55 road. Follow signs for the Town Centre. Go through the Town Centre and continue straight on at the 'Give Way' junction with Boston Street and continue up Newry Street towards the Beach. Number 34 Newry Street is on the right side just after the Town Hall and opposite Newry Stores Convenience Store.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	