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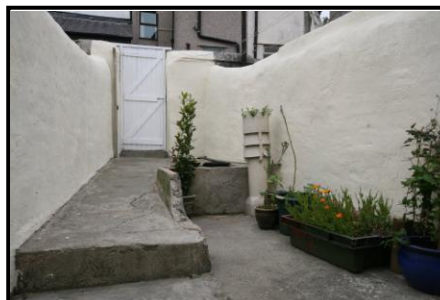
PROPERTY SALES AND LETTINGS
GWERTHWYR A GOSODWYR EIDDO



20 Maeshyfyd Road, Holyhead, Anglesey LL65 2AL • New Price £115,000

This house needs to be viewed to appreciate the spacious accommodation on offer

- Mid Terrace Victorian House
- Recently Re-Decorated & Re-Carpeted
- uPVC Double Glazing & Gas Central Heating
- 4 Bedrooms & Study
- 3 Reception Rooms & Large Kitchen
- Attractive Paved Yard To The Rear
- Popular Residential Area
- Advantage Of No Onward Chain



Description: Situated close to the town centre this spacious three storey mid terraced Victorian house would make an ideal family home offering light, well-proportioned rooms set over three floors which have been largely re-decorated and re-carpeted. The accommodation which benefits from uPVC double glazing and mains gas central heating comprises on the floor: porch, entrance hall, lounge, sitting room, dining room, large breakfast kitchen and cloakroom. To the first floor can be found three bedrooms and a good sized family bathroom, stairs from the landing lead to a further bedroom and study.

Location: Maes Hyfryd Road is located in a pleasant residential neighbourhood in close proximity to the centre of the port town of Holyhead and the Penrhos shopping area, which between them offer a wide range of shops and a wealth of essential services. Furthermore, the town boasts a secondary and several primary schools, numerous hotels and restaurants as well as the ferry port to Ireland and the main line railway station offering links to the entire UK rail network. The town also has close access to the A55 Expressway, allowing rapid commuting throughout Anglesey to the mainland and beyond.



Entrance Hall

Lounge: 10' 8" x 12' 11" (3.26m x 3.95m)

Dining Room: 14' 5" x 7' 5" (4.40m x 2.28m)

Reception Room: 11' 0" x 10' 7" (3.36m x 3.23m)

Kitchen: 17' 5" x 9' 5" (5.32m x 2.88m)

Landing

Bedroom 1: 10' 2" x 11' 6" (3.12m x 3.53m)

Bedroom 2: 10' 8" x 11' 6" (3.26m x 3.53m)

Bedroom 3: 8' 1" x 6' 6" (2.48m x 2.00m)

Bathroom: 16' 0" x 9' 6" (4.88m x 2.92m max)

Bedroom 4: 15' 11" x 9' 8" (4.86m x 2.97m)

Study: 15' 11" x 8' 4" (4.86m x 2.56m)

Total Approx. Floor Area – 1556ft² (144.5m²)

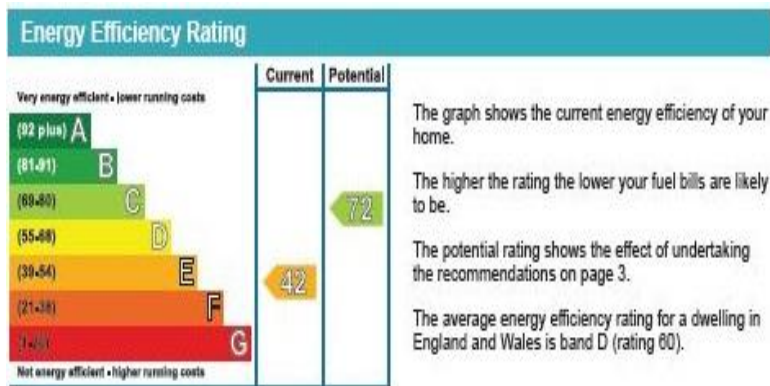
Outside: A pair of impressive Anglesey palms grace the front of the property giving an air of grandeur to the front courtyard. To the rear of the property can be found an attractive walled patio providing ample space for a little al fresco dining.

Tenure: We have been informed that the tenure is Freehold.

Heating: Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

Services: We are informed by the seller that this property benefits from Mains Water, Electricity, Gas and Drainage.

Directions: From our Holyhead Office proceed to the A55 Roundabout and take the 3rd exit, pass the travel lodge on the left hand side and bear left onto Holborn Road, continue to the 'T' Junction and turn left into Maeshyfyrd where you will find the property on your right-hand side



Cymerwyd pob gofal wrth baratoir manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fanwl gywir. Cofiwch dŷn os bydd unrhyw bwynt sy'n neilltuol o bwysig, neu dylid ceisio gwiriad proffesiynol. Brasamcan yw'r holl ddimensiynau. Nid yw cyfeiriad at ddarnau gosod a gosodiadau a/neu gyfarpar yn golygu eu bod mewn cyflwr gweithredol effeithlon. Darperir ffotograffau er gwybodaeth gyffredinol, ac ni ellir casglu bod unrhyw eitem a ddangosir yn gwynwedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o gontract.

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.