



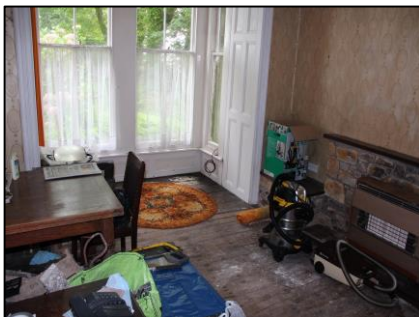
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the smarter way to sell

**5 Sunrise Terrace  
Holyhead  
Anglesey  
LL65 1PD**

**GUIDE PRICE –  
OFFERS OVER  
£55,000**



**\*\*\*THIS PROPERTY WILL BE OFFERED FOR SALE BY AUCTION ON 6<sup>TH</sup> AUGUST AT VILLAGE URBAN RESORT, WHISTON. L35 1RZ REGISTRATION FROM 6.30PM, AUCTION STARTS AT 7PM\*\*\***



**ON-LINE AUCTION  
3-STORY VICTORIAN HOUSE  
IN NEED OF TOTAL REFURB/MOD  
3 RECEPTION ROOMS  
KITCHEN & POTENTIAL UTILITY**

**4 BEDROOMS  
2ND FLR - 3 ROOMS (POTENTIAL  
BEDROOMS)  
SIZEABLE REAR GARDEN**

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**15/17 Market Street, Holyhead, Anglesey, LL65 1UL**

**Description: \*\*\*THIS PROPERTY WILL BE OFFERED FOR SALE BY AUCTION ON 6<sup>TH</sup> AUGUST AT VILLAGE URBAN RESORT, WHISTON. L35 1RZ REGISTRATION FROM 6.30PM, AUCTION STARTS AT 7PM\*\*\*** For sale by Modern Method of Auction; Starting Bid Price £55,000 plus Reservation Fee. Substantial 3-storey end terraced Victorian house in this prestigious row of only 5 similar properties which occupies a choice cul-de-sac position at the top of the tree-lined desirable Gors Avenue backing onto open land to the rear.

The property, which has been left abandoned for many years, is in need of total refurbishment and modernisation yet retains the majority of its internal features including 5 Victorian fireplaces, 3 with feature slate surrounds and boasts a sizeable rear garden.

The property would make a large stunning family home of immense charm and character, and is likely to be of interest to owner occupiers, builders and developers.

The accommodation briefly comprises **entrance porch** leading onto main **entrance hall** with **rear lobby**; **3 reception rooms** with the **dining room** having the original fireplace with feature slate surround and the **lounge** having a sash box bay window and stone fireplace; **kitchen**; **potential utility room** and **rear porch**.

To the 1<sup>st</sup> floor, the **master bedroom** has an **en suite dressing room** and there are **3 further bedrooms** and **bathroom** which has a panelled enamelled bath and pedestal wash hand-basin, with a **separate W.C.**

To the 2<sup>nd</sup> floor are **3 rooms** separating by a timber partition all of which have dormer windows and offer potential conversion into bedrooms.

This property is for sale by The North West Property Auction powered by iam-sold Ltd.

### **Auctioneer's Comments**

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £6,000 (inc. VAT) which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by The North West Property Auction powered by iam-sold Ltd. TO VIEW OR MAKE A BID – Contact Burnell's or visit: [www.nwpuk.co.uk](http://www.nwpuk.co.uk) or [www.iam-sold.co.uk](http://www.iam-sold.co.uk)

### **Location**

The property occupies a pleasant slightly elevated position at the top of the prestigious tree-lined Gors Avenue being a cul-de-sac situated in the heart of the popular location of Llaingoch which is on the periphery of Holyhead town centre. Llaingoch boasts a well-regarded primary school and is close to Holyhead Park and convenient for Holyhead High School, fine country and coastal walks including Holyhead Mountain, Holyhead harbour/marina, town centre and most local amenities.

### **Entrance Porch**

### **Entrance Hall**

### **Dining Room**

Approx. 4.87m/5.48m x 3.42m (16'0"/18'0" x 11'3")

### **Lounge**

Approx. 3.72m/5.00m x 3.45m (12'2"/16'5" x 11'4")



## Rear Lobby

## Sitting Room

Approx. 3.38m x 2.79m (11'1" x 9'2")

## Kitchen

Approx. 3.45m x 2.24m (11'4" x 7'4")

## Potential Utility Room

Approx. 2.47m x 2.36m (8'1" x 7'9")

## Rear Porch

## 1st Floor Landing

## Bedroom 1 (front left)

Approx. 3.99m x 3.53m (13'1" x 11'7")

## Walk-in/En Suite Dressing Room

Approx. 2.85m x 1.93m (9'4" x 6'4")

## Bedroom 2 (front right)

Approx. 3.51m x 4.01m (11'6" x 13'2")

## Bedroom 3 (rear left)

Approx. 3.18m x 3.55m (10'5" x 11'8")

## Bedroom 4 (rear right)

Approx. 3.49m x 3.15m (11'5" x 10'4")

## Bathroom

## Separate W.C.

## 2nd Floor Landing

## Room 1 (Potential Bedroom 5 - left-hand side)

Approx. 3.04m X 5.28m (10'0" x 17'4")

## Room 2 (middle)

Approx. 2.67m x 2.98m (8'9" x 9'9")

## Room 3 (right-hand side)

Approx. 3.00m x 5.28m (9'10" x 17'4")

## Exterior

Concrete path to front divides a sizeable front garden with various shrubs, bushes and high mature trees. Path to side of house leads to a large overgrown rear garden with trees. Dilapidated lean-to structure to the rear of the property together with a dilapidated store. All the grounds require maintenance/landscaping. We understand there is potential vehicular access along a partially overgrown track to the rear of the terrace, offering potential for on-site parking/garage space (subject to any necessary consents).

## Tenure

We have been advised by the Seller that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitor.

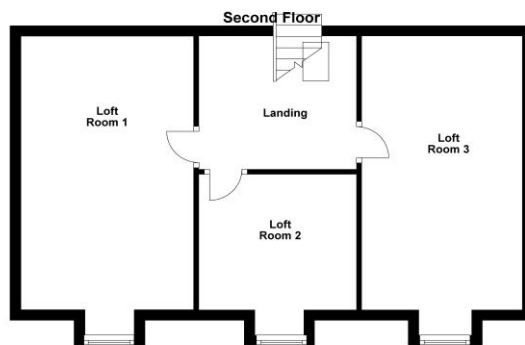
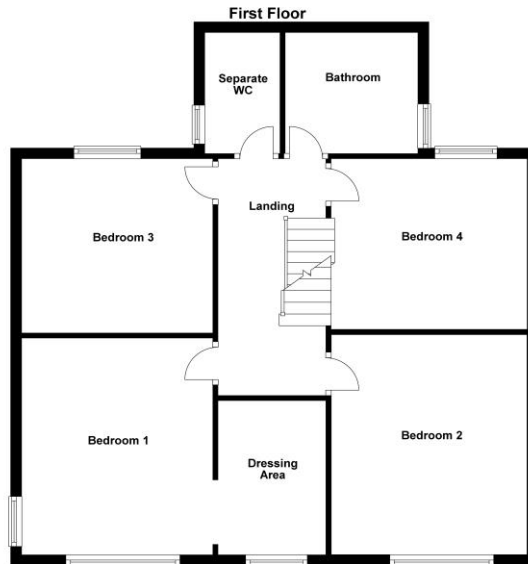
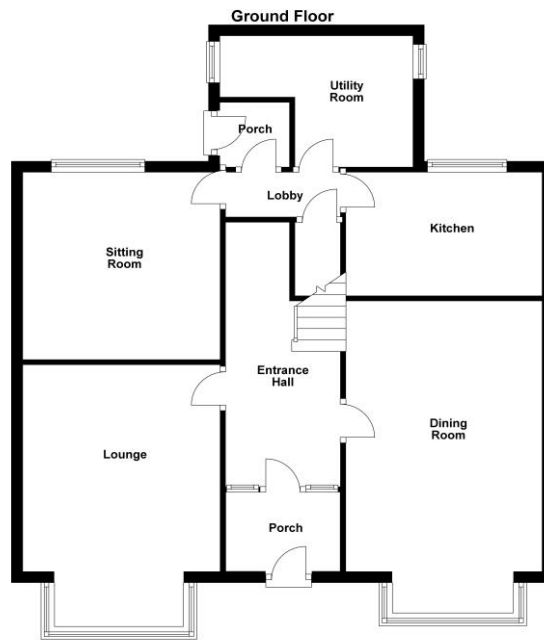
## Directions

When entering Holyhead on the A55 take the 3rd exit off the roundabout towards the town centre. Proceed straight ahead at the traffic lights turning left adjacent to the cenotaph into the high street. Proceed up Thomas Street hill turning left at the crossroads onto Alderley Terrace/South Stack Road adjacent to Holyhead High School. After passing the park on the right-hand side take the 2nd left turn, (virtually opposite Ponthwfa Stores) into Gors Avenue just after the Westbury Mount Development (new build properties) on the left-hand side. Continue to the top and Sunrise Terrace will be seen on the left-hand side.



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

PARTICULARS PREPARED JHB/CJK/AH 24-06-15  
UPDATED 24-07-15  
REF: 5788230



**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.