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“When we decided it was time to move to a bigger home 75point3 helped us find the perfect mortgage deal.”

Mortgage advice?
Let us point you in the right direction.

Buying your first property with Help to Buy or moving up the property ladder? It's never been more important to get the right financial advice. That's why Dafydd Hardy have teamed up with independent mortgage advisers 75point3 to help you find the right mortgage deal.

Just ask at your local Dafydd Hardy office.

- PROPERTY SALES AND LETTINGS
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 - holyhead 01407 766828
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 - menai bridge 01248 711999



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Cymerwyd pob gofal wrth baratoi'r manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fanwl gywir. Cofiwch ofyn os bydd unrhyw bwynt sy'n neilltuo 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 gynwysedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o gontract.

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1 Yr Hen Llythyrdy, Llanddeusant, Anglesey LL65 4AD • OIRO
£100,000
An extended cottage, in a quiet village

- Attractive Mid Terrace Cottage
- Quiet Village Location
- 2 Double Bedrooms & Family Bathroom
- Lounge With Multi Fuel Stove & Conservatory
- Large Kitchen/Diner & Utility Room
- uPVC Double Glazing & LPG Gas Central Heating
- Off Road Parking & Single Garage
- Useful Outbuildings/Storage Shed
- Possible Holiday Investment Or First Time Buy
- Viewing Highly Recommended



holyhead@dafyddhardy.co.uk | 01407 766828
9 Stanley Street, Holyhead, Isle of Anglesey LL65 1HG

1 Yr Hen Llythyrdy, Llanddeusant, Holyhead, Anglesey North Wales LL65 4AD



Description

A Mid Terrace Home, set in the heart of the quaint village of Llanddeusant. Greeting you through the front door is a good sized bright Lounge with a multi fuel stove. Leading off the Lounge is a large Kitchen/Diner, with fitted units and a gas cooker and hob. Further to the ground floor is a small Utility Room for a washing machine and a Bathroom with a white suite including an L shaped Bath with shower, and a tiled floor. To the landing there are 2 Double Bedrooms, both with built in storage cupboards. The house benefits from uPVC double glazing and LPG gas central heating.

Location

Close to the village of Llanfachraeth, Llanddeusant is well placed for many of the coastal and rural attractions to be found on the island including the renowned working wind mill found on the edge of the village. The A55 expressway, which is approx 6 miles away, allows a good commuting connection throughout Anglesey including the port of Holyhead. Holyhead offers an extensive range of shops and essential services, including daily sailings to and from Ireland and a mainline railway service. Anglesey also offers a diverse coastline ranging from fine sandy beaches, rocky coves and plunging cliffs with over 120 miles of coastal pathways to explore.

Property Features

Lounge
15' 1" x 14' 4" (4.61m x 4.37m)

Kitchen
9' 6" x 12' 7" (2.90m x 3.85m)

Conservatory
6' 9" x 8' 10" (2.08m x 2.71m)

Bathroom
5' 6" x 6' 10" (1.70m x 2.10m)

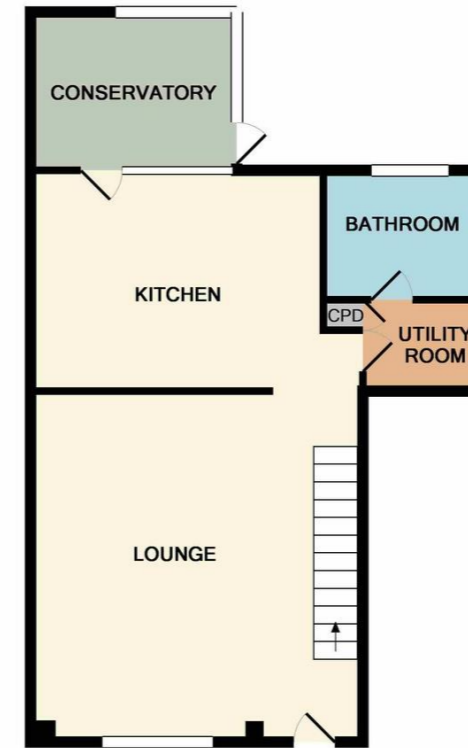
Utility Room
3' 11" x 5' 2" (1.20m x 1.58m)

Bedroom 1
14' 5" x 14' 4" (4.41m x 4.37m max)

Bedroom 2
10' 2" x 14' 4" (3.10m x 4.37m)

Outside

There is a small lean to Conservatory off the Kitchen that leads out to a small paved patio and slate gravelled parking area. There is a single, brick built, Garage and a large workshop with twin aspect windows overlooking a small garden. Double gates allow access across neighbouring land for a vehicle to be parked.



GROUND FLOOR
APPROX. FLOOR
AREA 462 SQ.FT.
(42.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 353 SQ.FT.
(32.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 815 SQ.FT. (75.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Holyhead office travel on the A5 into Valley, turn left at the traffic lights onto the A5025 towards Cemaes Bay. Take a right hand turn after the Llanfachraeth Post Office and continue to the T-Junction. Turn left signposted Llanddeusant and continue on this road. Yr Hen Lythyrdy is located in the middle of the village on the right hand side.

Services

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

Heating

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

Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Viewing by Appointment

Tel: 01407 766828

Email: holyhead@dafyddhardy.co.uk

Energy Performance Certificate			
1 Yr Hen Llythyrdy, Llanddeusant, HOLYHEAD, LL65 4AD		Dwelling type: Mid-terrace house Date of assessment: 16 March 2009 Date of certificate: 16 March 2009 Reference number: 0052-2896-6179-0291-1435 Total floor area: 73 m ²	
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO ₂) emissions.			
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs (93-100) A (81-92) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	Current: 16 Potential: 37	Very environmentally friendly - lower CO ₂ emissions (93-100) A (81-92) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	Current: 39 Potential: 57
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.			
The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.			
Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home			
	Current	Potential	
Energy use	390 kWh/m ² per year	256 kWh/m ² per year	
Carbon dioxide emissions	5.8 tonnes per year	3.8 tonnes per year	
Lighting	£57 per year	£57 per year	
Heating	£1,065 per year	£661 per year	
Hot water	£231 per year	£154 per year	
Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.			
To see how this home can achieve its potential rating please see the recommended measures.			
The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.			
For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome			



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