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Years Of Business



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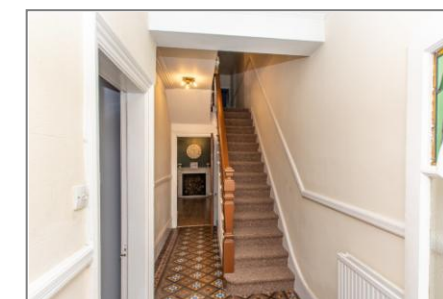
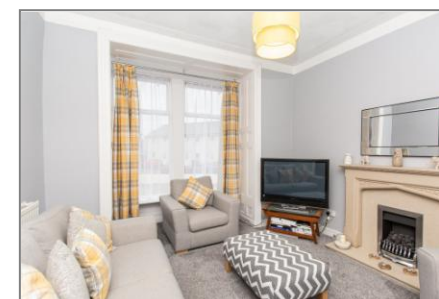
www.DafyddHardy.co.uk



1 Plashyryd Terrace, Holyhead, Anglesey LL65 2AG • OIRO £125,000

With Plenty of Space & Recently Updated – Viewing is Highly Recommended!

- Attractive 3 Storey Early Edwardian House
- Recently Updated
- Pleasant Residential Neighbourhood
- 5 Good Size Bedrooms & Family Bathroom
- Spacious Fitted Kitchen/Breakfast Room
- Sizeable Lounge & Dining Room
- Mains Gas Fired Central Heating
- Front Garden & Rear Yard/Patio
- Close To Town Centre
- EPC Band: E

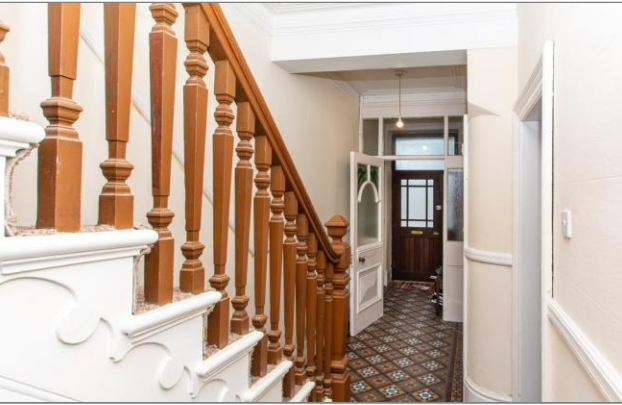


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1 Plashyfyrd Terrace, Holyhead, Anglesey LL65 2AG North Wales



Description

If you are seeking a substantial family home, or are an investor searching for prime letting ventures, we would highly recommend that you view this attractive semi-detached house that is located in a pleasant residential neighbourhood near the centre of the port town of Holyhead. The dwelling, whose origins are believed to date back to the beginning of the 20th century, has recently undergone a programme of cosmetic improvements and updating. The well-proportioned accommodation, which benefits from mains gas fired central heating, includes on the ground floor; an Entrance Hall, Sizeable Lounge and Dining Room, as well as a Spacious Fitted Kitchen/Breakfast Room with an adjoining Lobby & Separate WC. To the first floor, a Family Bathroom and 3 Double Bedrooms, of which Bedroom 1 has its own dressing room that has the potential to be transformed into an En-Suite Bathroom or Shower Room, can all be found. The second floor provides 2 additional Good Size Bedrooms. Viewing is highly recommended.

Location

The port town of Holyhead and its neighbouring retail park offer a wide range of shops, essential services and recreational facilities, ensuring that your needs are well catered for. Additionally, the town boasts several primary schools and a secondary school, a marina, numerous hotels and restaurants, in addition to daily sailings to and from Ireland via the ferry port, as well as the main line railway station offering links to the entire UK rail network. Furthermore, Holyhead is well placed for many of the coastal and rural attractions to be found on the island and also offers close access to the A55 Expressway, allowing rapid commuting throughout Anglesey to the mainland and beyond.

Property Features

Entrance Hall

- Lounge: 11' 10" x 11' 6" (3.63m x 3.53m)
- Dining Room: 11' 8" x 10' 7" (3.57m x 3.23m)
- Kitchen: 12' 10" x 10' 7" (3.92m x 3.23m)

First Floor Landing

- Bedroom 1: 12' 5" x 11' 1" (3.80m x 3.40m)
- Dressing Room: 9' 2" x 4' 9" (2.81 m x 1.47 m)
- Bedroom 2: 11' 6" x 11' 1" (3.52m x 3.39m)
- Bedroom 3: 14' 0" x 8' 2" (4.28m x 2.51m)
- Bathroom: 11' 1" x 5' 8" (3.38m x 1.74m)

Second Floor Landing

- Bedroom 4: 17' 0" x 8' 5" (5.20m x 2.59m)
- Bedroom 5: 11' 8" x 8' 5" (3.56m x 2.59m)



GROUND FLOOR
APPROX. FLOOR
AREA 606 SQ.FT.
(56.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 604 SQ.FT.
(56.1 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 306 SQ.FT.
(28.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1515 SQ.FT. (140.8 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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Outside

The property enjoys a small front garden and a useful enclosed rear yard/patio area.

Directions

From Holyhead Town Centre, proceed to the traffic lights at the bridge and go straight ahead towards the A55 roundabout. When you come to the roundabout, take the 3rd exit, and continue along this road bearing left up Holborn Road. When you come to the T-junction turn right and you will find the property on your left hand side on the corner of Plashyfyrd Terrace.

Services

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

Heating

Gas 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: 01248 723 322
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