



DAFYDD HARDY

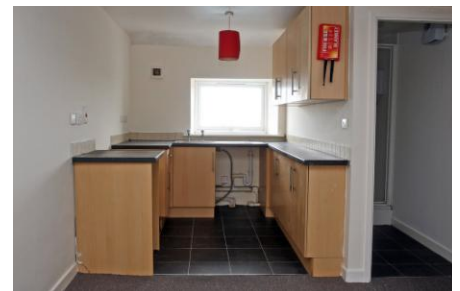
PRYNU · GWERTHU · GOSOD BUY · SELL · LET

FOR SALE
AR WERTH



1 Garreg Domas, Holyhead, Anglesey LL65 1RT • New Price £100,000
Town Centre investment property for any budding landlord!

- Three Storey Mid Terrace House
- 2 One Bedroom Flats
- 1 Bedsit Flat
- Electric Storage Heating
- Ideal Investment
- Town Centre Location
- Viewing Highly Recommended
- Advantage of No Onward Chain



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



Description

Fantastic opportunity for an investor: - Set over 3 Storeys, this Mid Terrace Town house has been converted into 3 flats. The ground floor accommodation is a good sized Bedsit with a fitted kitchen complete with an electric oven and washing machine point. There is a spacious Shower room with Wc and washbasin. On the first floor there is a 1 Bedroom flat, with a kitchen/lounge and a shower room. A further 1 Bedroom flat is located on the 2nd floor, and has a large kitchen/living room, a shower room and a separate Wc. The property has uPVC double glazing throughout and electric storage heaters in each flat. Viewing is highly recommended.

Location

The property is located in the Town Centre of the port of Holyhead, close to all the shops and amenities and within walking distance of the new primary school and the secondary school. Holyhead boasts a busy ferry link to Ireland and a mainline railway link. Furthermore, Holyhead is well placed for many of the coastal and rural attractions to be found on the island as well as being at the beginning of the A55 expressway, that gives you easy access across the island and the mainland beyond.

Property Features

Ground Floor Bedsit

Lounge/Kitchen/Bedroom

12' 0" X 16' 1" (3.68m X 4.92m) Max

Shower Room

9' 5" X 6' 3" (2.89m X 1.91m)

First Floor Flat

Lounge/Kitchen

7' 10" X 16' 11" (2.39m X 5.17m) Max

Bedroom

7' 8" X 11' 11" (2.36m X 3.64m)

Shower Room

9' 11" X 7' 3" (3.03m X 2.21m) Max

Second Floor Flat

Lounge/Kitchen

8' 1" X 22' 9" (2.48m X 6.95m) Max

Bedroom

7' 4" X 11' 3" (2.26m X 3.45m)

Shower Room

3' 2" X 11' 0" (0.97m X 3.36m)

Wc

Tenure

We have been informed that the tenure is Freehold.

Heating

Electric Storage 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 Electricity, Water & Drainage.

EPC Ratings

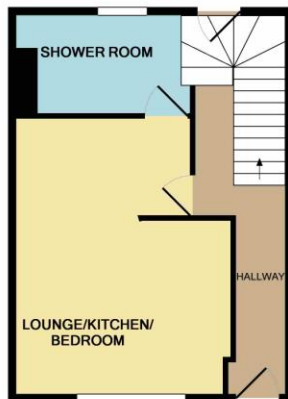
Flat 1 – C

Flat 2 – B

Flat 3 – C

Directions

From our Holyhead office follow the one way system to the T- Junction. Turn Right. At the Cenotaph turn right and continue bearing left into Thomas Street. Take the 3rd turning on the right into Garreg Domas, and No1 is on your right.

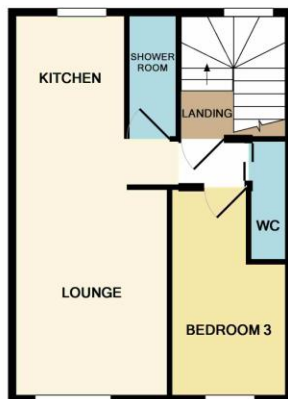


GROUND FLOOR
APPROX. FLOOR
AREA 377 SQ.FT.
(35.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1131 SQ.FT. (105.1 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
Made with Metropix ©2017



2ND FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.5 SQ.M.)

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 dŷn 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 gynewyddig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o contract.

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.