



79 Newry Street Holyhead LL65 1HR
Freehold End Terrace
Auction Starting Price £205,000

- Freehold - Character End Terrace Home With Lovely Harbour/Coastal Views
- Five Bedrooms
- Two Generous Reception Rooms
- Lovely Rear Courtyard
- Excellent Road & Transport Links, Close To Amenities
- Fitted Kitchen & Utility Room
- Four-Piece Bathroom & Two Shower Rooms
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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Property Summary

*****FOR SALE BY ONLINE AUCTION. ***** Starting Bid £205,000 Terms and conditions Apply.

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £205,000.... This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This is a rare opportunity to purchase a move-in-ready property with a public licence. Located in the highly desirable town of Holyhead.

This gorgeous, terraced home boasts a plethora of superb features, from its beautiful views to its spacious rooms, located in Holyhead with close proximity to a range of amenities, schools, shopping facilities, food/drink establishments and more. The area also offers excellent road and transport links for travel both locally and further afield.

The accommodation briefly comprises a welcoming entranceway, a spacious living room, a dining room, a fitted kitchen, a utility space and a three-piece shower room.

To the first floor is an inviting landing area through to two well-proportioned bedrooms, a three-piece shower room and a four-piece bathroom with a bathtub, a modern shower cubicle, a hand wash basin and a WC.

To the second floor is a welcoming landing and another three good-sized bedrooms.

Externally, the property benefits from a rear courtyard with decking.

This home is an excellent find. We anticipate a high amount of interest and as such we would recommend that any interested buyers inquire to arrange a viewing at the earliest convenience to ensure the opportunity is not missed.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

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The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Location

The property is situated in a sought-after residential location, within yards of the promenade and harbour being convenient for town centre and Holyhead Park. The property is also conveniently situated for the port and railway station and is within a short driving distance of the excellent out-of-town shopping offered at the nearby Penrhos Estate.

Council Tax Band A

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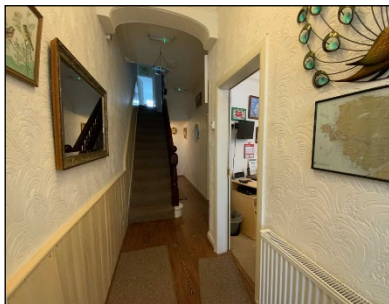
Exact Location
what3words ///interlude.clash.limp

<https://what3words.com/ways-to-use>

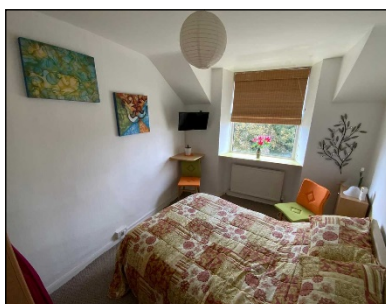
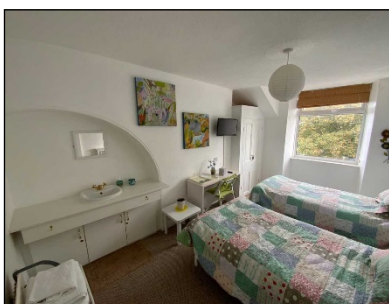
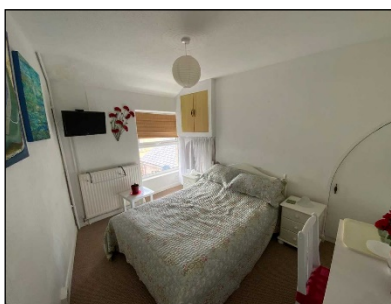
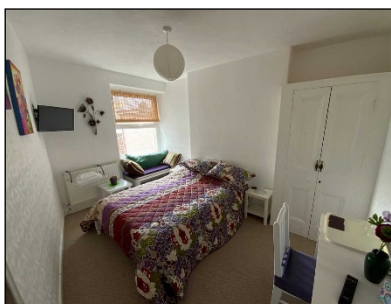
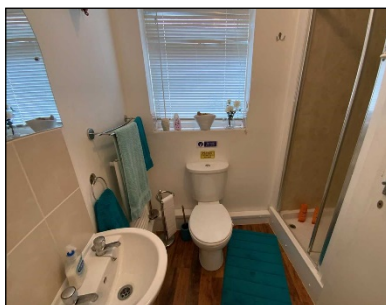
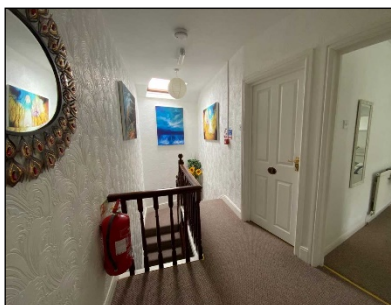
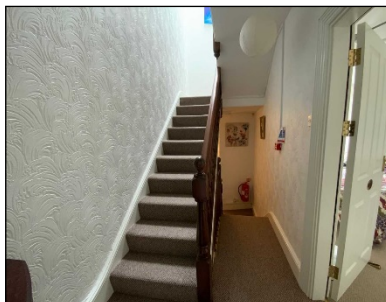
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers

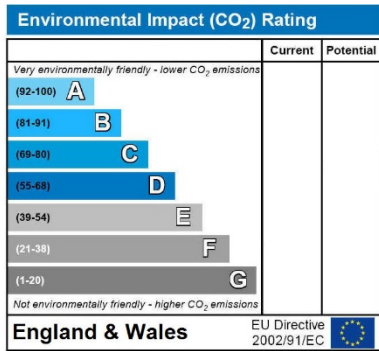
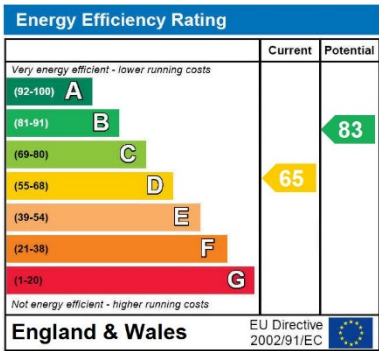
Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd



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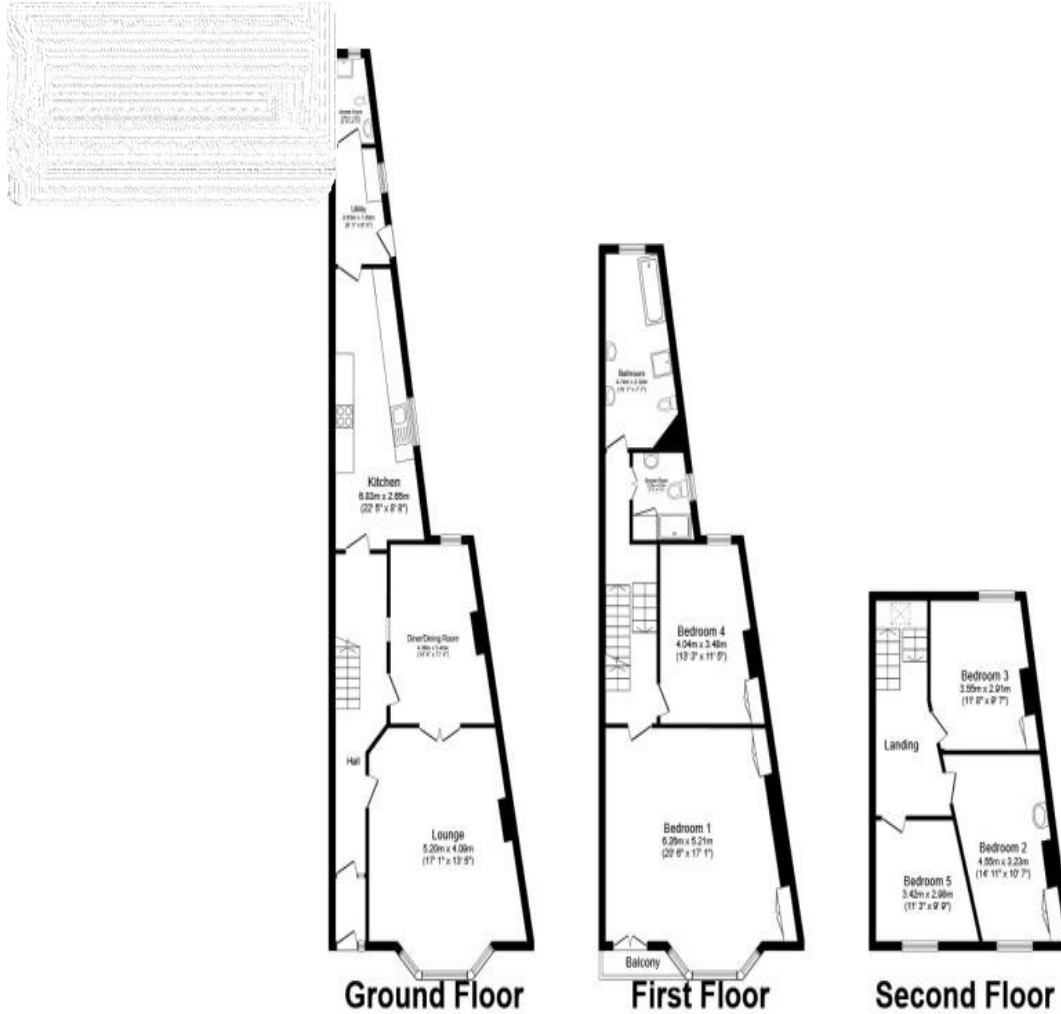


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<https://find-energy-certificate.service.gov.uk/energy-certificate/0131-2431-3030-2022-8081>

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Total floor area 191.9 sq.m. (2,065 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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