



8 Plas Main London Road Bodedern, Holyhead LL65 3TN
 Freehold Terraced
 £160,000

- Very Well-Presented Mid Terrace House Inn Centre Of Village
- 3 Bedrooms/1 Bathroom/1 Reception
- Ideal For First Time Buyer/Growing Family
- Local Amenities & Schools Nearby
- Elevated Position Set Back From The Road With Views From Upper Floors
- Viewing Highly Recommended & Chain Free
- Well Kept Gardens, Patio & Useful Studio/Storage Building To Rear
- Services Mains Electric, Mains Water (Metered), Mains Drains, Central Heating Gas Fired

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Property Summary

A Very Well-Presented Mid Terrace House In The Centre Of The Village Set Back From The Road Enjoying A Slightly Elevated Position With Distant Views Of The Countryside & Glimpses Of Holyhead Mountain To The Front Aspect. Also Benefitting From Well Kept Enclosed Gardens To Rear With Two Patios, Lawned Garden And A Very Useful Detached Studio Storage Room. To The Front Is A Communal Garden Area And To The Rear Off The Enclosed Gardens Are Communal Parking Spaces. The Property Comes With The Added Benefit Of Having No Onward Chain & Is An Ideal For A First Time Buyer & Or Growing Family. Viewing Is Highly Recommended.

The property benefits from gas central heating and double glazing and briefly comprises composite front door into entrance vestibule with concertina door into cloakroom, ceramic tiled flooring, door through into the hallway with stairs to first floor landing, ceramic tiled flooring and door off into a spacious lounge with coved ceiling, low maintenance flooring, Multi fuel stove set on a tiled hearth window to front aspect and door through into the kitchen/diner briefly comprising base and wall storage cupboards with complementary work surfaces, space for slot in cooker with extractor over, space for free standing washer and dryer, space for tall fridge freezer, ceramic tiled flooring, understairs storage area and door leading to enclosed patio and gardens.

The first floor comprises a landing with access to loft space, built in airing cupboard and doors leading off into bedroom 1 with low maintenance flooring and window to front aspect offering distant countryside views over the roof tops and glimpses of Holyhead mountain, bedroom 2 with two useful built in wardrobe storage areas and window to rear aspect with views overlooking the rear gardens, bedroom 3 with window to front aspect offering distant countryside views over the roof tops and glimpses of Holyhead mountain and completing the accommodation is the family bathroom briefly comprising a panelled bath with mains shower, pedestal wash hand basin, low flush Wc, chrome heated towel rail ,complementary floor and wall tiling and frosted window to rear aspect.

Externally

A pathway from the road leads to the property with communal gardens and to the rear of the property is a very well-kept enclosed garden with two flagged patio areas, lawned gardens and a very useful detached studio/storage room. A flagged pathway with timber fence panelling to both sides runs to the rear of the studio/storage room with a gate taking you to a communal parking area.

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Location

Bodedern is a convenient village located a couple of miles from the A55 expressway offering various amenities including a convenience store, public house, primary and secondary schools and a doctor's surgery. The countryside village also sits within only a short drive to numerous popular beaches including Trearddur Bay, Sandy Beach and Rhosneigr beach while a few minutes in the opposite direction takes you to the market town of Holyhead with further shops and eateries.

Council Tax Band B £1520.54 2024/2025

Exact Location

what3words ///scenes.baseballs.each

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

EPC TO FOLLOW

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.

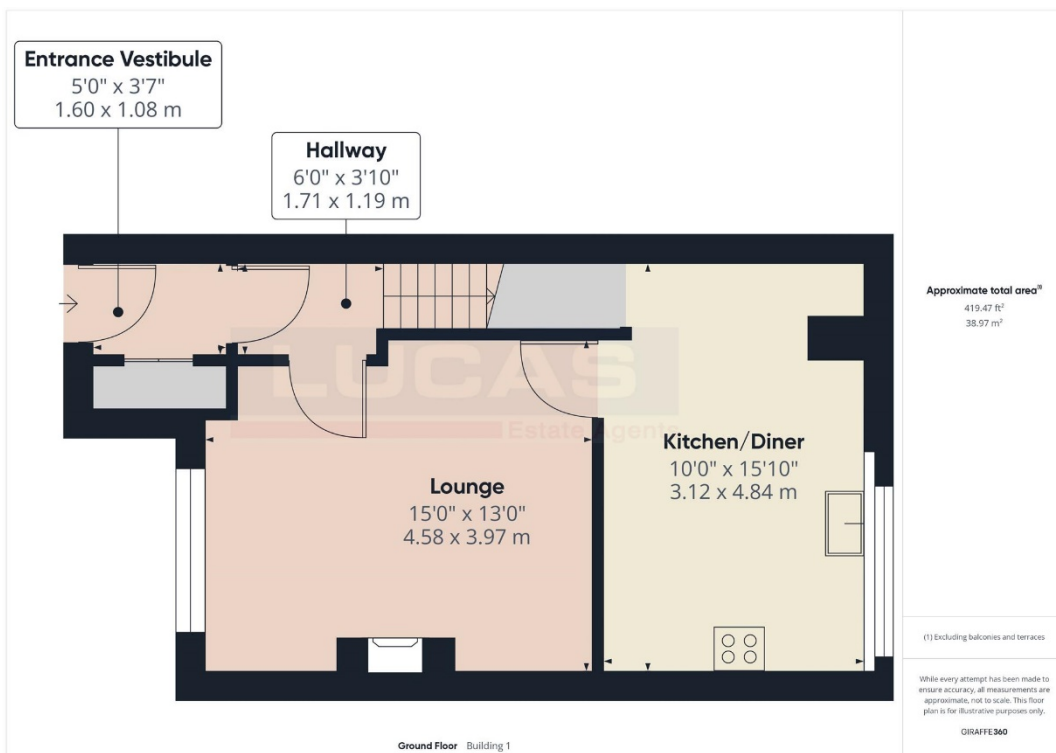
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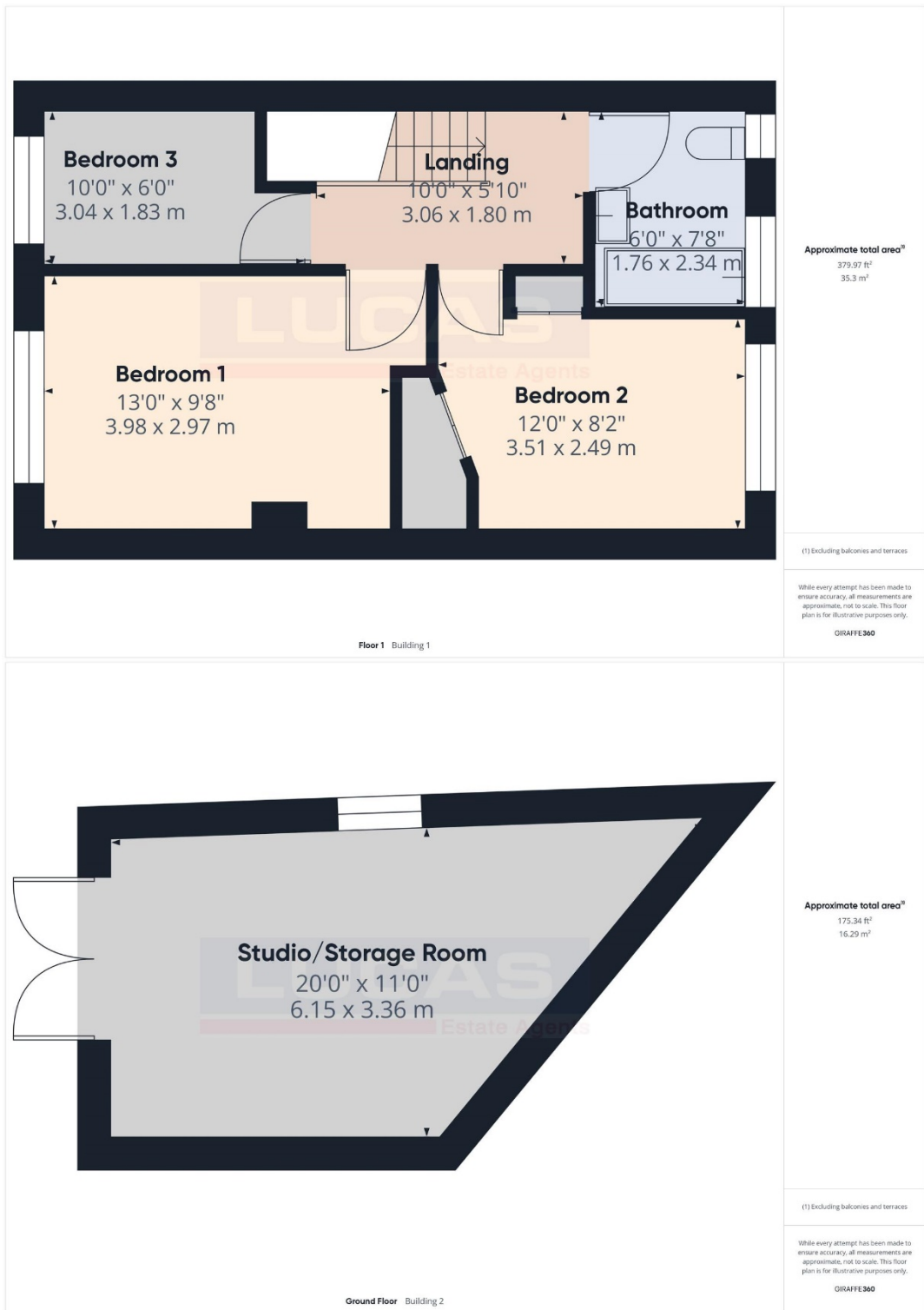
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