



**2 Beach Court, Trearddur Bay, Holyhead, Anglesey. LL65 2YT •
£137,250**

- 1 Bedroom Ground Floor Apartment
- Spacious Open Plan Modern Fitted Kitchen/Lounge
- Sizeable Double Bedroom
- Contemporary Family Bathroom
- Outside Paved Patio
- Situated close to the Beach, various Restaurants and a Golf Club
- Ideal for Anyone Seeking a Comfortable Residence, Holiday Home or Investment



Viewing is essential to fully appreciate this spacious 1 Bedroom ground floor apartment, which is prominently located in an elegant block, overlooking the stunning coastline that is found in the renowned maritime resort of Trearddur Bay, with its sandy beaches, restaurants, various hotels and superb golf club. Being well placed for many of the other rural and coastal attractions to be found on the Island, Trearddur Bay is also in convenient travelling distance for the Port Town of Holyhead, where most essential goods and services can be found, as well as the A55 Expressway, allowing rapid commuting throughout Anglesey, to the mainland and beyond.

The well-proportioned accommodation, which benefits from PVCu Double Glazing and Mains Gas Fired Central Heating, includes an Entrance Hall, a Spacious Open Plan Modern Fitted Kitchen/Lounge together with a Sizeable Double Bedroom and Contemporary Family Bathroom.

The apartment has the added benefit of an exclusive outside paved patio enabling al-fresco dining and the enjoyment of the spectacular views and sunsets.

At the advertised price, we believe that this apartment represents outstanding value for anyone seeking either a convenient spacious and comfortable residence, a holiday home or an investment.

The Accommodation Comprises:

ENTRANCE HALL

OPEN PLAN LOUNGE/KITCHEN 14' 5" x 22' 4" (4.40m x 6.83m) Max

BEDROOM 13' 7" x 13' 0" (4.15m x 3.97m)

BATHROOM

Tenure: We have been informed that the tenure is Leasehold with an unexpired term of 994 years with a ground rent of a peppercorn. The Management Company own the freehold and the owners of the apartments are shareholders in the Management Company so run the company themselves.

Services: We are informed by the seller that this property benefits from Mains Water and Drainage, Gas, Electricity and a communal satellite dish.

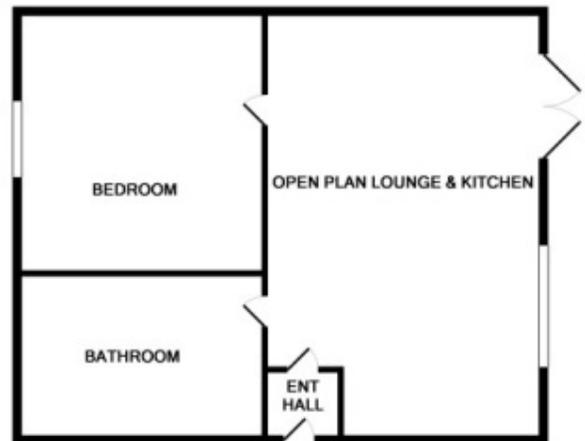
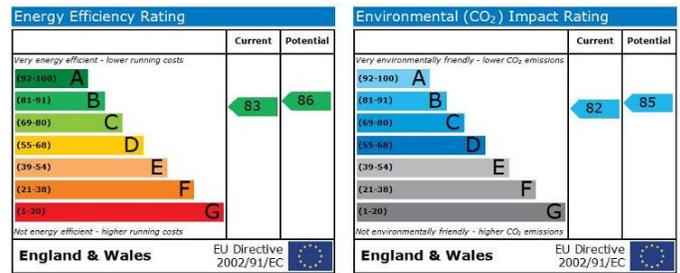
Last Update: 13th Dec 2010

Ref: 11799

Note: Allocated parking to rear, plus boat storage area.

The Estate Agent Act 1972 . Provision of Information Regulations (1991). Under the above acts we are obliged to inform any prospective purchaser that the seller of this property is (or related to) an employee within Dafydd Hardy Estate Agents.

Directions: From the A55 roundabout take the 2nd exit signposted Trearddur Bay. Proceed along this road and continue through Trearddur Bay Village passing St Fraid's Church on your left and the apartment's can then be seen on your left hand side. Apartment 2 is on the ground floor on the right hand side of the main entrance door.



TOTAL APPROX. FLOOR AREA 606 SQ.FT. (56.3 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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Service Charges: £75.00 per month to include building insurance, water rates, the gardening and cleaning of the property, and the full maintenance and repair of the building.