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6 Stryd Llewelyn, Llanfaes, LL58 8LE

Asking Price £98,500

No 6 Stryd Llewelyn is a nicely modernized and upgraded semi detached family house located at the end of a small cul de sac a short distance from the Menai Strait at Fryars Bay and the popular small town of Beaumaris is approximately one mile. The property has been substantially improved by the present owners to include replacement kitchen and bathroom fittings and the installation of UPVC double glazed windows and doors. In addition the attic has been converted to include new fixed timber staircase, whilst the room enjoys good headroom and is currently used as the master bedroom the necessary planning and building consents were not obtained at the time of conversion. The property is in good decorative order throughout.

MISREPRESENTATION ACT 1967

These particulars are believed to be correct but their accuracy is in no way guaranteed and they do not form part of any contract. Neither the vendor nor his Agents make any representation or warranty in relation to this property is offered subject to the owner's confirmation of price, to a contract and to not having been sold.
All prices quoted are subject to Owner's acceptance and to the property being unsold.

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The ACCOMMODATION affords:

With UPVC double glazed front door and side panel leading to: -

Hallway

With electric storage heater, staircase to first floor with storage cupboard under.

Lounge

4.47m X 3.29m (14'8" X 10'10")

With large front aspect UPVC double glazed window giving a good amount of natural daylight, coved ceiling with pendant light fitting, electric storage heater, large through access to:-

Dining Room

2.98m x 2.67m (9'9" x 8'9")

With double opening French style UPVC double glazed door to rear garden with southerly aspect, coved ceiling with pendant light fitting, electric storage heater, serving hatch to kitchen.

Kitchen

2.73m X 2.40m (8'11" X 7'10")

With a modern range of base wall and display units in cherry wood style finish with work surface over and dark tiled surround to include a 1.5 bowl stainless steel sink unit, recess for electric cooker with concealed extractor hood over, plumbing for washing machine and dishwasher, decorated marble effect stone floor tiles. UPVC double glazed stable door and side panel to rear garden.

FIRST FLOOR -

Landing

With airing cupboard.

Bedroom 1

3.89m x 3.01m (12'9" x 9'11")

With UPVC double glazed window to front elevation, electric storage heater.

Bedroom 2

3.56m x 2.69 (11'8" x 8'10")

With large UPVC double glazed window to rear elevation, electric storage heater.

Shower Room

1.68m x 2.44m (5'6" x 8'0")

With a modern suite in white comprising of spacious corner shower unit with Mira Sport electric shower, wash hand basin inset in vanity unit and WC, ceiling spotlighting.

Former Bedroom 3

Now utilized as an extended landing with permanent staircase to:-

Attic Store Room

5.24m x 3.85m (17'2" x 12'8")

Currently used as a bedroom with gable and Velux windows, electric storage heater, eaves storage.

Outside

Established front garden with hedges to the boundaries and central lawned area with borders. Access along the gable wall leads to a private rear garden being part paved adjacent to dining room doors with flower borders and mature shrubs. Brick built Garden Shed and door to communal parking area at rear of garden.

NOTES

Please note Planning/Building Control consents were not obtained for conversion of Attic/Store.

SERVICES

Mains water, electricity and drainage.

DIRECTIONS

From Beaumaris take the B5109 towards Llangoed. After passing Friars Bay take the turning on the left and follow this road until you reach the estate. Take the first turning on the right and Llewellyn Street is half way down with number 6 positioned on the right hand side.

EPC Band

Band D

Council Tax Band

Band B