

Tudor Rose • 32 Castle Street • Beaumaris • Anglesey • LL58 8AP
Tel: 01248 810847 • Fax: 01248 811770 • dafydd@joan-hopkin.co.uk • www.joan-hopkin.co.uk



Olinda House, 10 Rating Row, Beaumaris, LL58 8AF
£325,000

A very substantial 3 story Grade 2 listed town house, centrally located within the town, and considered ideally suited for bed and breakfast or as a big family house.

This character property retains many original features, benefitting from large sized rooms, together with a servants accommodation on the attic floor. It has been upgraded in the past, but is in need of some further modernisation. Epc band F.



MISREPRESENTATION ACT 1967

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Olinda House, 10 Rating Row, Beaumaris, LL58 8AF

Vestibule

With half glazed hardwood front door. Stripped timber floor continuing into the hallway.

Hallway

Being of a substantial sized in keeping with the character of the property and with a feature pitch pine wide turned staircase to the first floor. There is a second servants staircase to the first floor which has been part removed and now used for storage. One old style cast iron radiator.

Lounge

6.56m x 4.83m (21'6" x 15'10")

A large character room with high coved ceilings (3.00meters) a feature cast iron fireplace and hearth, two Victorian cast iron radiators, two front aspect windows both with stripped timber shutters and a stripped timber floor.

Sitting Room

4.32m x 4.25m (14'2" x 13'11")

Again with a stripped timber floor. Timber fireplace surround, high coved ceiling, door to side alleyway. Radiator.

Kitchen/ Breakfast Room

4.30m x 3.41m (14'1" x 11'2")

Having a modern range of base and wall kitchen units in a white laminated finish with contrasting worktop surfaces and tiled surround. Integrated 1.5 bowl ceramic sink unit, recess for a gas cooker and space for a washing machine and dryer. Wall mounted gas central heating boiler and radiator. Ceramic tiled floor, high coved ceiling, door to small enclosed rear courtyard.

First Floor Wide Landing

In keeping with the character of the house with stripped timber floor, radiator. Concealed doorway with stairs to the attic floor.

Bedroom One

6.09m x 4.79m (20'0" x 15'9")

With high coved ceiling (3.60m) feature timber surround with cast iron inlay and tiled hearth. Two large front aspect windows with a southerly aspect and stripped timber surround as well as a stripped timber floor. Two radiators.

Bedroom Two

4.83m x 4.25m (15'10" x 13'11")

Again with a high ceiling. Front aspect timber surround window. Painted slate surround fireplace with slate hearth adn cast iron insert. Radiator.

Bedroom Three

4.28m x 3.43m (14'1" x 11'3")

With a slate surround fireplace and hearth, radiator, rear aspect window.

Bedroom Four

4.25m x 4.14m (13'11" x 13'7")

With a painted slate fireplace surround and slate hearth with cast iron inlay, stripped timber floor, 2 radiators.

Bathroom One

4.28m x 2.98m (14'1" x 9'9")

A spacious room with a modern style suite in white comprising of a corner bath with mixer shower tap, wash hand basin, w.c. Corner shower

cubicle with tiled surround, radiator, part timber floor and jack and jill door to bedroom 4.

Bathroom Two

2.28m x 1.44m (7'6" x 4'9")

With an older suite comprising of a panelled bath with shower taps, wash hand basin, w.c. Part tiled walls and floor. Radiator.

Attic Floor

Being the former servants quarters, in need of some repair and with restricted headroom to parts.

Landing

With stripped timber floor, two radiators. Spacious walk in Airing cupboard and storage cupboard 5.43m x 1.36m (17'10" x 4'6")

Bedroom Five

4.30m x 3.42m (14'1" x 11'3")

With a stripped timber floor, painted slate surround fireplace, and hearth with cast iron inlay, wash hand basin. Rear aspect views towards Puffin Island and to include the castle.

Bedroom Six

4.29m x 3.37m (14'1" x 11'1")

With slate surround former fireplace, timber floor, wash hand basin, radiator. Views of the castle and Puffin Island.

Bedroom Seven

4.29m x 3.65m (14'1" x 12'0")

With slate surround fireplace and cast iron inlay, timber floor, radiator, views of the castle.

Bathroom Three (dissused)

2.55m x 1.83m (8'4" x 6'0")

Not in use and with restricted headroom, but housing a bath, wash hand basin and w.c. Storage recess with access to the main roof void.

Outside

The property has a small enclosed courtyard to the rear together with a separate access to the side via a shared side passage.

EPC Band

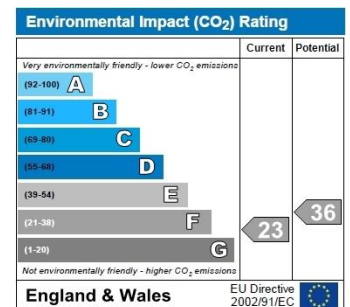
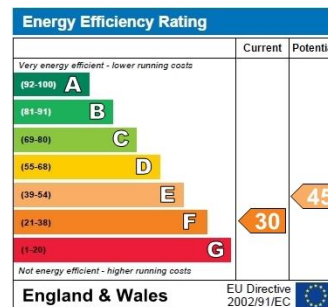
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