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2 Green Edge, Beaumaris, LL58 8BY

£225,000

A charming ground floor apartment of character, situated on the sea front of this popular town, enjoying panoramic views over the Menai Strait towards the Carneddau mountains. No 2 Green Edge is on the ground floor of a Grade II listed terrace, benefitting from a garage to the rear, gas central heating an upgraded kitchen. It has a lounge to the front, two bedrooms and a good sized dining kitchen.



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.

2 Green Edge, Beaumaris, LL58 8BY

Front Entrance Door

Being shared with the upper flat.

Lounge

4.42 x 3.88 (14'6" x 12'9")

With a shuttered front aspect window giving fine views. Fireplace surround, currently not in use. High coved ceilings, stripped timber floor, radiator.

Inner Hall

With stripped timber floor, radiator, coat hooks.

Kitchen/Dining Room

4.84 x 2.82 (15'11" x 9'3")

With a range of modern style painted timber base and wall kitchen units, with contrasting timber worktop surfaces and tiled surround. Inset one and half bowl stainless steel sink unit, recess for a gas cooker with Neff stainless steel extractor hood over, and recess for a washing machine, integrated fridge. Traditional larder cupboard, tiled floor, ample space for a dining table adjacent to radiator. Worcester gas fired condensing central heating boiler. Half glazed door to rear yard.

Rear Hall

With tiled floor, which extends into the bathroom and main bedroom.

Bedroom 1

3.66 x 3.08 (12'0" x 10'1")

With radiator, large wall mirror.

Bathroom

2.37 x 1.78 (both max) (7'9" x 5'10" (both max))

With a white suite comprising of a panelled steel bath with shower over and with tiled and mirror surround, wash hand basin in a vanity unit, wc, shaver point, wall cupboard, radiator.

Bedroom 2

3.90 x 2.11 (12'10" x 6'11")

With stripped timber floor, former fireplace opening, hanging space, large wall mirror, radiator.

Outside

To the front is a front door access, with small verandah and seating area in the ownership of this

apartment. To the rear, there is a vehicular access off a service lane to a:-

Garage

6.00 x 3.30 (19'8" x 10'10")

With power and light, and utility area with plumbing for a washing machine, wash hand basin and wall shelving.

Secluded and private rear courtyard with pedestrian access to the rear lane, being mostly paved for ease of maintenance.

Services

All mains services. Gas fitted central heating (2013).

Tenure

999 year lease from 1966 on peppercorn rent.

Council Tax Band

Band D

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