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**10 Brynteg, Beaumaris, LL58 8HF**  
**£187,500**

An immaculate semi detached family home, enjoying panoramic sea and mountain views to the rear, being modernised to a high standard and which must be viewed to be appreciated. The property has modern kitchen and bathroom facilities provided, and is served by a gas fired central heating system and pvc double glazed windows and doors. It is considered ideally suited as a family home, being close to the primary school and other town amenities. NO CHAIN



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.

# 10 Brynteg, Beaumaris, LL58 8HF

## Accommodation

### Vestibule

With pvc double glazed entrance door.

### Inner Hall

With staircase to the first floor, radiator.

### Kitchen/Dining Room

4.20 x 4.20 (bath max) (13'9" x 13'9" (bath max))  
Having been altered to give an open plan design. The kitchen has an extensive and modern range of base and wall kitchen units in a light cream laminate finish with contrasting dark worktop surfaces and tiled surround. Electric cooker recess with concealed extractor over recess for a dishwasher. 1.5 bowl stainless steel sink unit under a rear aspect window enjoying fine mountains views. Dining area and understairs storage area, radiator. Cupboard with Glow worm gas fired combination central heating boiler. Ceramic tiled floor.

### Utility Room

3.30 x 1.96 (10'10" x 6'5")  
With further kitchen units and worktop surfaces to main kitchen. Recess for a washing machine ceramic tiled floor. Pvc double glazed door to the rear garden.

### Lounge

5.31 x 3.94 (17'5" x 12'11")  
Having a near full length 4 panel French style double glazed door and window enjoying a sunny southerly aspect and giving good natural daylight. Feature timber fireplace surround with marble effect inlay and hearth. Coved ceiling with two pendant lights, tv connection, radiator, telephone point.

### First Floor Landing

### Bedroom 1

3.64 x 3.25 (11'11" x 10'8")  
With light beech effect, fitted wardrobes by Sharp and bedroom cabinets, as well as a shelved recess. Painted cast iron original fireplace, radiator.

### Bedroom 2

3.25 x 3.13 (10'8" x 10'3")  
With extensive fitted bedroom furniture by Sharps comprising full length wardrobes with bed recess and cupboards over and additional cupboard. Front aspect window with radiator under. Concealed staircase to the

attic floor.

### Bedroom 3

3.76 x 1.97 (12'4" x 6'6")  
With rear aspect window enjoying fine mountain views, radiator.

### Shower Room

2.98 max x 2.02 (9'9" max x 6'8")  
Having been re fitted in 2011 to include a 'double' width shower cubicle with thermostatic shower control, wash hand basin with wall mirror over, wc. Fully tiled walls and ceramic tiled floor, chrome towel radiator.

### Attic Room

7.61 x 2.50 (25'0" x 8'2")  
Being fully floored and boarded and presently utilised as an office, with velux window to give panoramic sea and mountain views. Radiator, eaves storage cupboard, power and light.

### Outside

Small well tended front garden area. Good sized rear garden enjoying a sunny Southerly aspect, being mostly paved for ease of maintenance, and with gate to a large adjoining communal parking area. Included are two timber garden sheds.

### Services

All mains service.

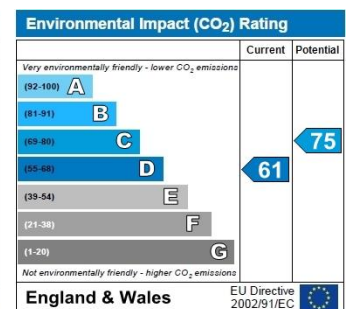
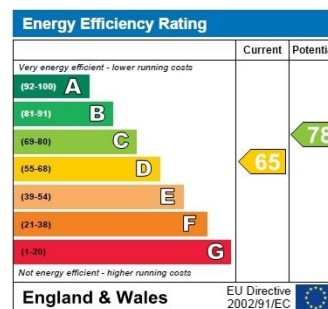
### Freehold

### Council Tax Band

Tax Band D

### Energy Performance Certificate

Epc Band D



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