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9 New Street, Beaumaris, LL58 8ER

£189,950

A spacious terraced cottage, noticeably extended to give three double bedroom family accommodation, together with a larger than average living room and kitchen/dining room. The property has a neat rear garden with a Southerly outlook, and benefits from a gas central heating system.



MISREPRESENTATION ACT 1967

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9 New Street, Beaumaris, LL58 8ER

Entrance Hall

With hardwood front door, staircase to first floor, electric meter.

Living Room

6.38 x 3.75 (20'11" x 12'4")

Having an inglenook style fireplace housing a gas fire and with timber lintol over. Beamed ceiling with pendant light and wall lights, extended tv shelf and book shelving, radiator, tv and telephone connection.

Spacious Kitchen

4.75 x 3.85 (15'7" x 12'8")

With an extensive range of timber base and wall kitchen units to give good worktop surfaces and with a stainless steel sink it under a rear aspect window overlooking the rear garden. Integrated gas cooking hob with extractor over, eye level double oven. Space for a washing machine and wall cupboard. Beamed ceiling, radiator, and French style pvc double glazed doors to the rear garden.

First Floor Landing

With hatch to the roof space.

Bedroom 1

5.57 x 2.12 (18'3" x 6'11")

With fitted wardrobes to one wall and dressing table with drawers. Wall shelf, radiator, tv aerial connection. Rear aspect window looking towards the church.

Bedroom 2

3.85 x 2.67 (12'8" x 8'9")

With radiator, views of the Church.

Bedroom 3

4.16 x 2.78 (13'8" x 9'1")

With radiator, airing cupboard, tv aerial.

Bathroom

2.10 x 1.95 (6'11" x 6'5")

With a suite in pale blue comprising of a panelled bath, wc, wash hand basin with cabinet over, radiator, linen cupboard with shelving.

Outside

A feature of the property is the good sized rear garden, not unduly overlooked, being largely paved for ease of maintenance, but with flower borders and bushes. Garden Shed 4.95 x 2.94 being ideal for storage or as a small workshop.

Services

All mains services.

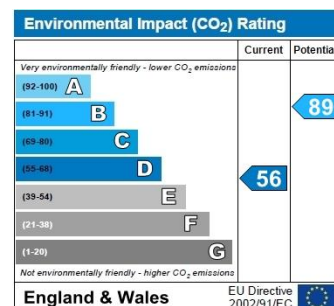
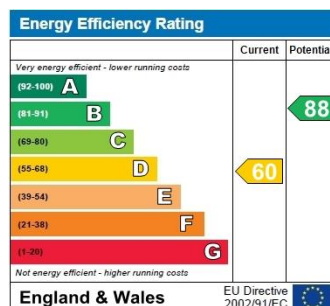
Energy Performance Certificate

Band D

Freehold

Directions

From our office turn up Church Street, and take the next left into Margaret Street. At the bakery, turn right and take the third left into New Street. The property will be seen on the left hand side.



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