

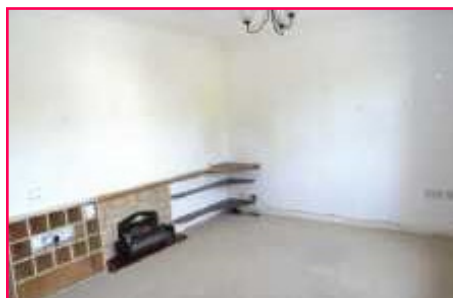
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7 Cadnant Court, Rating Row, Beaumaris, LL58 8AL
£159,950

A spacious and well appointed purpose built three bedroom maisonette, centrally located within this popular town and a stone's throw for the local shops and sea front. This first and second floor apartment benefits from pvc double glazed windows, gas central heating and a modern kitchen as well as its own garage.

Cadnant Court is an established and well run small development of nine flats in total, where opportunities to purchase seldom arise.



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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Communal Entrance

With entry phone system, and stairs to the first floor.

Hallway

With turned staircase to the second floor with good store cupboard under. Entry phone and Bt phone connection, wall light, radiator.

Living Room

4.08 x 3.17 (13'5" x 10'5")

With a 'mock' fireplace surround with space for an electric room heater and tv shelving to the side with tv aerial point. Two front aspect windows giving good natural daylight, recessed storage and display cabinet, radiator.

Kitchen/Breakfast Room

4.08 x 3.18 (13'5" x 10'5")

Having an extensive range of limed maple effect base and wall kitchen units all with contrasting dark worktop surfaces and tiled surround. 1.5 bowl ceramic sink unit, integral fridge/freezer, space for a gas/electric cooker. Two rear aspect windows giving good natural daylight, wall mounted gas condensing boiler, dining area with radiator.

Second Floor Landing

With airing cupboard with shelving, entry phone.

Bedroom 1

4.10 x 3.19 (13'5" x 10'6")

With two rear aspect windows with a sunny southerly outlook towards the mountains and Castle. Full length range of fitted wardrobe and cupboards to one wall with dressing table recess. Radiator, telephone and tv aerial connection.

Bedroom 2

3.18 x 2.34 (10'5" x 7'8")

With fitted wardrobe and wall shelving to one

wall, radiator.

Bedroom 3

2.71 x 2.17 (8'11" x 7'1")

With fitted wardrobes and shelving to one wall, radiator.

Bathroom

2.72 x 1.65 (both max) (8'11" x 5'5" (both max))

With the original suite in pampas green comprising of a panelled bath with electric shower over, wash hand basin with mirror over, wc, radiator, wall cabinet with shelving.

Outside

To the rear of the development in a spacious and secure communal tarmac courtyard, giving ample parking for guests as well as access to a single Garage within the ownership of this apartment with up and over door. Secure refuse bin area and outside tap.

Tenure

Leasehold - 999 years from 1984.

Annual management charges currently £600 per annum.

Services

All mains services connected.

Gas fired central heating,

Council Tax

Band D.

Energy Performance Rating

Epc band

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