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Ty Ni, Steeple Lane, Beaumaris, LL58 8AE
Guide Price £219,500

A nicely improved end of terrace three bedroom house, centrally located within the town, being a short walk to the town centre and sea front. Ty Ni provides spacious accommodation and benefits from gas central heating and a sunny rear courtyard with timber conservatory style addition.



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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Hallway

With staircase to the first floor with store cupboard under, radiator, telephone point.

Living Room

4.04m x 3.96m (13'3" x 13'0")

With a feature timber surround fireplace with cast iron fireplace inlay and slate hearth, large front aspect window, radiator, tv aerial connection.

Kitchen/ Breakfast Room

5.96m x 2.44m (19'7" x 8'0")

With a range of painted timber base and wall kitchen units with good worktop surfaces and a one and a half bowl stainless steel sink unit under a rear aspect window overlooking the private rear courtyard. Gas cooker point, plumbing for a washing machine. Wall mounted gas central heater boiler. Dining area with radiator.

Rear Sun Room

3.38m x 2.09m (11'1" x 6'10")

With a fully tiled floor, double glazed windows, door to the rear courtyard.

First Floor

Landing

Bedroom One

4.15m max x 3.00m (13'7" max x 9'10")

With wardrobe, radiator, large front aspect window.

Bedroom Two

3.94m x 1.84m (12'11" x 6'0")

With radiator, front aspect window

Bedroom Three

3.30m x 2.44m (10'10" x 8'0")

With exposing timber floor, radiator, rear aspect window giving a view of the church.

Bathroom

2.79m x 2.44m (9'2" x 8'0")

With a white suite comprising of a timber panelled cast iron bath, wash hand basin, radiator, wall mounted electric fan heater, spacious airing cupboard with hot water cylinder.

Outside

Access either from the house or via a lane to the side of the house leading to a walled rear courtyard, being paved and not unduly overlooked, giving a pleasant sunny area to sit outside.

Services

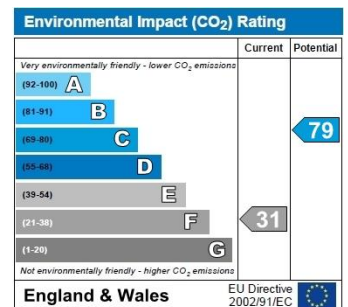
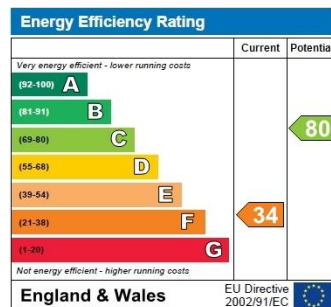
All Mains Service

Energy Performance Rating

Epc Band F

Council Tax Band

Band E



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