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### 3 Cadnant Court, Beaumaris, LL58 8AL

**£167,500**

A nicely modernised and upgraded ground floor apartment, centrally located within the town, within easy walking distance of the town's facilities and sea front. The apartment benefits from recent (2012), pvc double glazed windows and gas central heating. The apartment also has the benefit of a garage and off road parking space.



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.

# 3 Cadnant Court, Beaumaris, LL58 8AL

## Accommodation

There are two entrances, one being communal to the front and a private rear access.

## Living/Dining Room

5.28 x 4.45 (17'4" x 14'7")

With four double glazed windows to give good natural daylight and a pleasant views of the Catholic Church. Two radiators, tv point, answer phone for the front door, spacious under stairs store cupboard.

## Inner Hall

With pvc double glazed door to the rear parking area, radiator, telephone connection. Fitted cupboard with shelving, rear covered porch with meter cupboard.

## Kitchen/Breakfast Room

4.28m x 2.96m (14'1" x 9'9")

With an extensive and modern range of base and wall kitchen unites in a light cream laminated finish with solid beach worktop surface and tiled surround. Integrated gas hob with concealed extractor over and double oven under. Integrated fridge freezer. Recess for a washing machine, integrated dishwasher, 1.5 bowl sink unit. Two double glazed window giving a good amount of daylight, breakfast area with radiator

## Bedroom One

3.78m x 3.16m (12'5" x 10'4")

A good size double bedroom with recess and fitted shelving. Radiator, tv point.

## Dressing Room

3.27m x 2.18m (10'9" x 7'2")

Formerly bedroom two, but now utilised as a dressing room with an extensive range of modern fitted wardrobes and shelving in a white laminated finish, radiator.

## Shower Room

2.20m x 1.63m (7'3" x 5'4")

With a modern suite in a white comprising of a corner shower unit with curved glazed door, tiled surround and electric shower unit, wash hand basin with large mirror, front cabinet over, w.c. Towel radiator, extractor fan.

## Outside

The property has a single garage ( in a block of 7) as well as a space for a further car in the gated private parking area.

## Service

All mains service

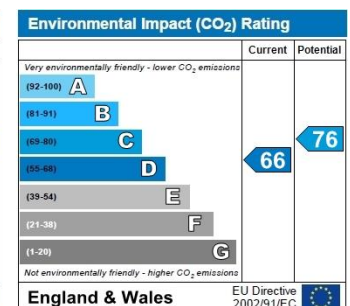
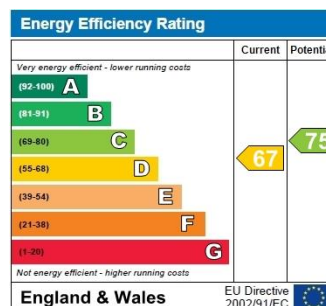
## Leasehold

999 years from 1984

Each leasehold has an equal share in the Freehold.

## Energy Performance Rating

Band D



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