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11 Rosehill, Beaumaris, LL58 8EN
£220,000

A modernised and extended two storey end of terrace cottage, which has been re-furbished and re-decorated throughout. The cottage is conveniently located near the town centre, and short level walk to the sea front. The well maintained accommodation affords entrance vestibule, lounge, fully fitted kitchen/diner, cloakroom, two double bedrooms and a bathroom. Further benefitting from gas central heating and pvc double glazed windows to the rear.



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.

11 Rosehill, Beaumaris, LL58 8EN

No 11 Rosehill is a pretty end of terrace cottage in a most convenient position a short walk from the main street of this historic seaside town. The property has in the last 10 years been, refurbished and redecorated the cottage throughout, with the provision of a two storey extension to the rear (supervised by structural engineer); recovering of the slate roof, re plastering internal walls and ceilings, new ground floors with a damp proof membrane, the rewiring of the electrical system, replacement internal joinery, new central heating system, and the replacement of the kitchen and bathroom fittings. Internet and Sky connections are provided to all rooms. An internal inspection is considered necessary to appreciate the extent of the works and quality of the finish.

Beaumaris is an historic town on the banks of the Menai Strait with an interesting range of shops, restaurants and public houses. It is famous for its Castle, and Victorian pier and Gaol. The town is also home to the Royal Anglesey Yacht Club, and the Baron Hill and Henllys golf clubs are within a mile. The cottage is conveniently situated a short walk from the town centre, waterfront and all local amenities, while the City of Bangor is approximately 6 miles distant.

Entrance Vestibule

With hardwood front door, decorative quarry tiled floor, electric meter cupboard, hand made timber door with stained glass panels leading to:

Lounge

6.62 x 3.83 (21'9" x 12'7")

With feature brick inglenook fireplace housing Coalbrookdale multi fuel stove set on quarry tiled hearth, solid oak panelled floor, hand made timber stair case to first floor, stripped timber wall cupboard, cast iron radiator, t.v. And telephone points, double opening glazed doors to:

Kitchen/Diner

3.86 x 2.78 (12'8" x 9'1")

With a very good range of oak fronted base and wall units with contrasting worktop surfaces over and tiled surround, 1.5 bowl stainless steel sink unit, gas hob with extractor over and eye level double oven, integrated AEG dishwasher and Liebherr fridge, ceramic tiled floor, cast iron radiator, telephone point.

Rear Lobby

With UPVC double glazed stable door to rear garden, Worcester combi gas central heating boiler.

Cloakroom

With high flush w.c., wash hand basin, quarry tiled floor, radiator.

First Floor Landing

With access to insulated attic space.

Bedroom 1

3.87 x 3.25 (12'8" x 10'8")

With decorative cast iron fireplace surround, telephone point, radiator.

Bedroom 2

3.88 x 3.70 (12'9" x 12'2")

With pleasant Southerly outlook over rear garden towards the mountains, radiator, telephone point.

Bathroom

3.23 x 1.85 (10'7" x 6'1")

With a four piece white suite comprising Victorian style freestanding roll top bath, separate shower cubicle with thermostatic shower, wash hand basin with mirror front cabinet over, w.c., cork tiled floor, decorative stone window reveal with slate sill.

Outside

To the front is a concreted fore-court, to the rear is a well tended landscaped garden enjoying a sunny Southerly outlook, with stone paved patio area adjacent to the house, good size lawned area with stone walling and fenced boundaries giving a good degree of privacy. There is a modern timber Utility/Shed 90 x 710 with power, light and plumbing for washing machine.

Tenure

Freehold

Services

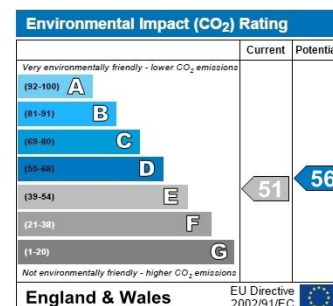
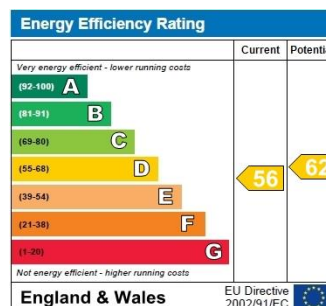
All mains services. Gas central heating.

Council Tax Band

Band D

Energy Performance Rating

Epc Band D



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