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**47 Wexham Street, Beaumaris, LL58 8HW**  
**£325,000**

A character double fronted Grade II listed cottage, having the rare advantage of a spacious sunny rear garden, and its own parking area for two cars. 47 Wexham retains many of its original features, and is extended to the rear and provides spacious accommodation, considered ideal for a permanent or holiday living. The 2/3 bedroom accommodation also includes two reception rooms, a rear conservatory overlooking the rear garden, as well as a kitchen with separate utility room and a bathroom. There is a gas central heating system provided, while the parking area includes a car



MISREPRESENTATION ACT 1967

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# 47 Wexham Street, Beaumaris, LL58 8HW

## Ground Floor

### Vestibule

With four panel hardwood front door, quarry tiled floor.

### Lounge

4.52 x 4.56 (both max) (14'10" x 15'0" (both max))

With a tiled surround fireplace and hearth with fitted gas fire. Double glazed and double opening French style doors to the rear patio, and with the rear having a sunny Southerly aspect. Exposed ceiling beams, two radiators, tv connection.

### Living/Dining Room

4.49 x 4.29 (14'9" x 14'1")

With a feature 'walk in' inglenook fireplace housing a Coalbrookdale multi fuel stove on a raised tiled hearth and with a feature timber lintol, and complemented by exposed ceiling beams. Staircase to the first floor with stone cupboard under, space for a dining table with radiator, telephone connection.

### Kitchen

3.45 x 3.00 (11'4" x 9'10")

With an extensive range of timber fronted base and wall units with ample worktop surfaces to include a Franke twin bowl stainless steel sink unit. This fully fitted kitchen includes a gas hob with extractor over, and Hotpoint eye level double oven. Integrated Miele fridge with Toshiba microwave oven and Smeg dishwasher. The kitchen has a vaulted ceiling with exposed roof purlins plus a Velux roof light over the sink to give additional lighting. The kitchen units are designed to give a breakfast bar, ceramic tiled floor, radiator.

### Rear Lobby

With timber stable outside door, tiled floor.

### Cloakroom/Utility

1.96 x 1.24 (6'5" x 4'1")

With wc, wash hand basin, plumbing for a washing machine, wall shelving, tiled floor, radiator.

### Study/Bedroom 3

3.41 x 2.46 (11'2" x 8'1")

With a freestanding timber frame providing a desk and shelving, plus steps to a bunk bed. Radiator, door to:-

### Conservatory

2.94 x 2.71 (9'8" x 8'11")

With timber double glazed surround on a brick wall and double opening French style doors to the rear garden. Quarry tiled floor, radiator. This room enjoys a lovely Southerly aspect over the rear garden.

### First Floor Landing

With velux rooflight, spacious eaves store cupboard, radiator.

## Bedroom 1

4.70 x 2.30 ext to 4.26 (15'5" x 7'7" ext to 14'0")

Incorporating the huge inglenook chimney stack, vaulted ceiling with exposed timber A frame and purlins. Yorkshire sash window to the front and velux roof light to the rear, radiator.

## Bedroom 2

3.30 x 2.61 (10'10" x 8'7")

With exposed purlin, radiator.

## Bathroom

2.73 x 2.18 (8'11" x 7'2")

With an older style coloured suite comprising of a panelled bath with electric shower over and tiled surround, wash hand basin under a rear aspect double glazed window with deep sill, wc. Airing cupboard with hot water tank, shaver point.

## Outside

To the front is a courtyard area with quarry tiled floor covering. To the rear is a feature of this cottage, namely a spacious 140ft (approx) well tended rear garden with Southerly aspect. Immediately to the rear of the house is a good sized brick paved patio with rockery, plant border and outside tap. The remainder of the garden is mainly laid to lawn, with feature shrubs, bushes and a mature tree. Included is a large aluminium Greenhouse (24' x 9') with water tap and irrigation system, and adjoining vegetable plot. In addition, there is a timber garden Shed.

A further feature of this property is a recently tarmacadam parking/turning area with parking for upto three cars via timber security gates off Wexham Place. Part of the parking area has a glazed roof to give a car port.

## Services

All mains services

## Tenure

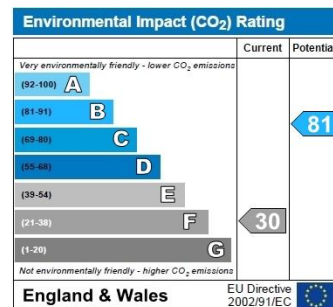
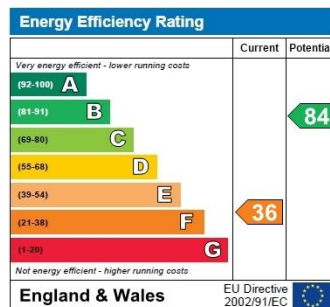
Assumed Freehold. Conveyancer to confirm.

## Council Tax Band

Tax Band E

## Energy Performance Rating

Epc Band



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