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66 Maeshyfyd, Beaumaris, LL58 8HN
£179,950

A very well appointed and fully modernised semi detached family house, situated on the edge of this popular estate, and having undergone extensive modernisation in recent years. The house includes a conservatory extension to the rear. The property is situated on the edge of town, opposite the primary school, yet within walking distance of the sea front and town centre. It has undergone recent renovation to include an extensive re fitted kitchen with integrated appliances as well as a replacement bathroom suite. The electrical wiring is recent as is the gas central heating boiler, while a conservatory gives added living space off the living room and overlooks the rear garden. The windows and doors are all double glazed.



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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Spacious Hall

With pvc double glazed entrance door, light laminate floor covering extending into the kitchen, 2 radiators, staircase to the first floor with large cupboard under with shelving.

Lounge/Dining Room

5.27 x 3.94 (17'3" x 12'11")

A spacious room, being formerly two rooms and further extended to the rear to give a dining area. Modern timber surround fireplace being a focal point for the living area and with a fitted gas fire. Spacious front bay window with timber inner sill, tv connection, two radiators, two pendant lights with matching wall lights. Double glazed sliding patio door to:

Conservatory

3.00 x 2.50 (9'10" x 8'2")

Enjoying a South Easterly outlook over the rear garden and not overlooked. Pvc double glazed surround with sliding patio door to the garden, ceramic tiled floor.

Kitchen

4.07 x 2.00 (13'4" x 6'7")

Having a comprehensive range of units in a cream shaker style, with contrasting timber worktop surfaces to match the timber laminate floor covering. The kitchen is fully fitted to include a stainless steel gas hob with extractor hood over and spacious 'soft close' pan drawers under. Electric eye level double oven, fitted dishwasher, and stainless steel sink unit under a rear aspect window. Breakfast bar area with stools, ceiling spot lighting.

Utility Room

3.41 x 2.11 (11'2" x 6'11")

With worktop surfaces and space under for a washing machine and dryer, space for a fridge/freezer, light timber laminate floor covering, partitioned downstairs wc with wash hand basin, Worcester gas fired condensing central heating boiler, pvc double glazed door to the rear garden.

First Floor Landing

With window giving distant views of the mountains.

Bedroom 1

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

With large front aspect window with radiator under.

Bedroom 2

3.23 x 2.78 (10'7" x 9'1")

With large front aspect window, radiator, recessed fitted wardrobe.

Bedroom 3

3.12 x 2.00 (10'3" x 6'7")

With rear aspect window giving distant views of the mountains, radiator.

Bathroom

2.84 x 2.00 (9'4" x 6'7")

Having been recently refitted in a white suite comprising of a panelled bath with mixer shower and tiled surround. Wash hand basin with mirror fronted wall cabinet over, wc, towel radiator, spacious airing cupboard with radiator.

Outside

To the front is a low maintenance garden with a mostly gravelled finish. Rear well tended garden, part lawn and with a large flower bed, together with a timber garden shed. The rear garden enjoys good privacy and is not unduly overlooked by other properties. There is a side pedestrian access to the garden, over an adjoining pathway.

Services

All mains services. Gas central heating system.

Tenure

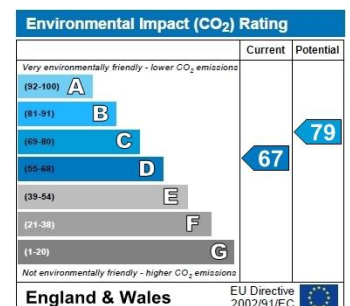
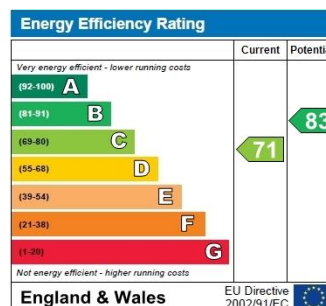
Freehold

Council Tax Band

Band D

Energy Performance Rating

Band C



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