

Tudor Rose • 32 Castle Street • Beaumaris • Anglesey • LL58 8AP
Tel: 01248 810847 • Fax: 01248 811770 • dafydd@joan-hopkin.co.uk • www.joan-hopkin.co.uk



2 Coedwig Terrace, Penmon, LL58 8SL
£115,000

A three bedroom terrace house, situated in the popular rural hamlet of Penmon, being a short distance to the sea and just four miles to the Castle town of Beaumaris. The cottage presently has two living rooms and three bedrooms. The property is in need of general modernisation which is reflected in the asking price but provides a fine project in this popular rural location.



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.

2 Coedwig Terrace, Penmon, LL58 8SL

Entrance Hall

With woodblock floor, staircase to the first floor.

Sitting Room

3.61 x 2.59 (11'10" x 8'6")

With former fireplace opening presently having a propane gas fire, telephone connection.

Living Room

3.68 x 3.06 (12'1" x 10'0")

Having a tiled fireplace and hearth with alcove to either side with shelves and cupboards. It is understood that this fireplace conceals an original limestones fireplace. Quarry tiled floor, understairs cupboard.

Kitchen

3.03 x 2.42 (9'11" x 7'11")

With an older range of base and wall units to include a double drainer stainless steel unit under a large rear aspect window and also with door to the rear garden. Electric cooker point, plumbing for a washing machine.

Bathroom

2.45 x 1.81 (8'0" x 5'11")

With a suite in pale green comprising of a steel panelled bath, wc, wash hand basin, wall mounted electric room heater, airing cupboard with hot water cylinder.

First Floor Landing

With access hatch to the roof space, built in cupboard.

Bedroom 1

3.29 x 2.84 (10'10" x 9'4")

With front aspect window.

Bedroom 2

3.33 x 2.52 (10'11" x 8'3")

With rear aspect window,

Bedroom 3

2.35 x 1.97 (7'9" x 6'6")

With front aspect window, with potential to provide a first floor bathroom and allow the kitchen to be extended into a kitchen/dining room.

Outside

Small lawn garden to the front. Larger rear garden area not unduly overlooked, part paved and part lawn. Detached garden shed 3.44 x 2.50 with tiled floor, power and light. Pedestrian access to the rear shared with the terrace.

Services

Mains water, electricity and drainage.

Tenure

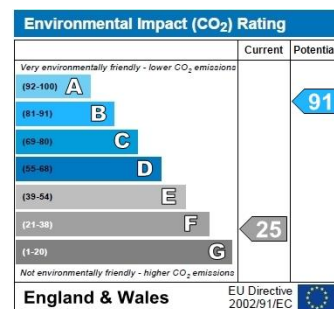
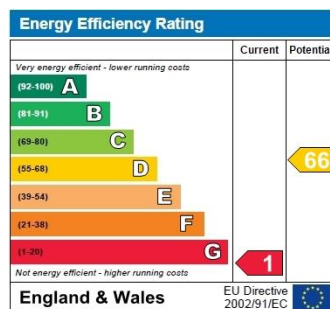
Understood to be Freehold. To be confirmed by Conveyancer.

Energy Performance Rating

Epc Band G

Council Tax Band

Band C



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

