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**Lavender Cottage, 36 Wexham Street, Beaumaris, LL58 8HW**  
**£199,950**

A substantial and extended inner terrace cottage dating back to 1557 and providing character three bedroom accommodation in a central town location. This Grade II listed cottage benefits from several older features to include a brick inglenook fireplace and exposed ceiling beams. It is however in need of significant repair and refurbishment which is fairly reflected in the competitive asking price.



MISREPRESENTATION ACT 1967

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# Lavender Cottage, 36 Wexham Street, Beaumaris, LL58 8HW

## Ground Floor Vestibule

With a timber part glazed front door, quarry tiled floor.

## Living Room

6.67 x 4.39 (21'11" x 14'5")

Formerly two rooms, and with a full height brick inglenook fireplace to one wall (not in use), exposed ceiling beams, two front aspect windows, recessed shelving, two radiators, open tread staircase to the first floor.

## Kitchen

4.51 x 4.22 (both max) (14'10" x 13'10")

With an older style range of base and wall kitchen units with stainless steel sink unit. Electric cooker point and space for a washing machine. Corner gas fire on a tiled hearth, glazed door to the rear garden.

## Dining Room

3.73 x 3.03 (12'3" x 9'11")

With fireplace, radiator.

## First Floor Landing

### Bedroom 1

4.46 x 3.43 (14'8" x 11'3")

With front aspect window with radiator under.

### Bedroom 2

3.12 x 3.01 (10'3" x 9'11")

Front aspect window with radiator.

### Bedroom 3

4.47 x 4.19 (14'8" x 13'9")

A spacious bedroom with rear aspect window with radiator under. Spacious wardrobe with hot water tank.

## Bathroom

3.89 x 3.50 (12'9" x 11'6")

A spacious bathroom with an older suite in primrose yellow, comprising of a large corner bath, wash basin in a vanity unit, wc and bidet, radiator.

## Outside

To the rear is in good sized mostly paved courtyard garden which backs onto an area of woodland. Outside wc.

## Services

All mains services. Gas fired central heating.

## Tenure

Understood to be freehold and which will be confirmed by vendors solicitor.

## Council Tax Band

Band E

## Energy Performance Rating

Not required as its a listed building.

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