

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



Bethania, Llangoed, LL58 8PH
£275,000

A character late Victorian converted Sunday School Room, enjoying a slightly elevated position to enjoy far reaching panoramic views to the front of the Menai Strait towards the Snowdonia mountains. The property is situated in a rural area surrounded by Mariandyrys nature reserve enjoying a quiet and peaceful location, yet just over a mile to the village of Llangoed and three miles to the historic town of Beaumaris, The property is considered very suited to nature lovers having a host of footpaths nearby, and a short walk to 'White Beach'.

The property has been extended in 2002 to give two reception rooms, two studies, three bedrooms and two bathrooms. The extension is designed to specifically give space to work at home giving two large interconnected offices with ample storage.



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.

Bethania, Llangoed, LL58 8PH

Vestibule Entrance

With timber double glazed entrance door and glazed side panels, radiator, door leading to:-

Inner Hall

With cloak cupboard, radiator, telephone connection.

Dining Room

3.93 x 3.70 (12'11" x 12'2")

With staircase to the first floor, beamed ceiling, two radiators. Front and side aspect windows giving good natural daylight.

Kitchen

3.28 x 3.50 (10'9" x 11'6")

With an extensive range of base and wall units in a light laminate finish with worktop surfaces and tiled surround. Integrated Zanussi electric hob and eye level double oven, integrated dishwasher, fridge and freezer. Stainless steel sink unit, beamed ceiling, under pelmet lighting, and arched opening to:

Utility

2.93 x 1.44 (9'7" x 4'9")

With base and wall kitchen units with worktop surfaces and quarry tiled floor. Space for a washing machine, fridge/freezer and Worcester oil fired central heating boiler, double glazed door to rear.

Inner Hall

Bedroom 2

3.61 x 2.97 (11'10" x 9'9")

With beamed ceiling, radiator.

Bedroom 3

4.00 x 2.65 (13'1" x 8'8")

With a deep fitted wardrobe, radiator, beamed ceiling.

Bathroom

2.54 x 1.59 (8'4" x 5'3")

With an older style coloured suite comprising of a panelled bath, with Mira electric shower over, wc, wash hand basin, tiled wall, beamed ceiling, radiator.

First Floor

Lounge

5.53 x 3.28 (both average) (18'2" x 10'9" (both average))

Enjoying breath taking South Easterly views over the Menai Strait towards the Snowdonia mountains. Vaulted high ceiling with exposed roof A frames and purlins, slate surround fireplace and hearth (feature only), three radiators, wall lights, cupboard with shelving.

Bedroom 1

5.35 x 2.95 (17'7" x 9'8")

Again with a vaulted ceiling and exposed purlins. Full length range of fitted wardrobes to one wall, radiator.

Ensuite Shower Room

With fully tiled walls and to include a shower cubicle with Mira electric shower, wash hand basin in a vanity unit, wc, radiator.

The extension was built in 2002 by the present owners who designed it to specifically give two interconnected offices with ample associated storage . It can easily be adapted to provide a good sitting room, or alternatively with only a timber partition to remove, the kitchen can be extended, with potential for Bedroom 4 on the first floor.

Sitting Room/Study 1

5.00 x 3.27 (16'5" x 10'9")

Presently with book shelving to three walls, and with radiator, telephone connection, spiral staircase to the first floor.

First Floor Study

4.56 x 2.88 (15'0" x 9'5")

With book shelving, two velux roof lights, radiator.

Office

3.27 x 1.95 (10'9" x 6'5")

Being a partition off the main study, and with front and side aspect windows, telephone point, radiator.

Outside

To the front is an open gravelled parking area for two to three vehicles and enjoying a superb front aspect. The remainder of the grounds are to access on either side and a rear enclosed yard area. To the side is a large natural garden laid to lawn with limestone outcrops.

Direction

From Beaumaris, drive past the Castle, and continue for just over two miles into the village of Llangoed. Drive through the village and at the bottom of the hill, turn left signposted Glanrafon. Continue for 1.2 miles into the rural Hamlet village of Glanrafon, passing the Bus Stop and telephone kiosk. Continue up the hill and Bethania will be seen on the left almost opposite a turning to the right. For Sat-Nav use Post Code: LL58 8PF

Energy Performance Rating

Epc Band D

Council Tax Band

Band E

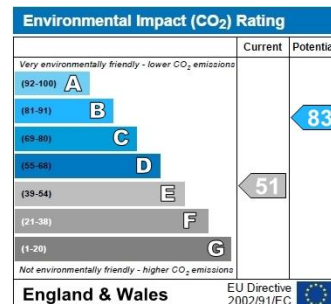
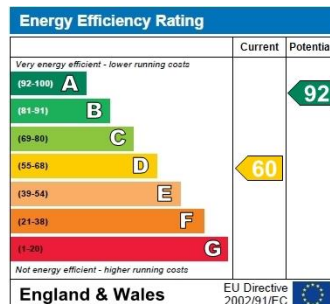
Services

Mains water, electricity and drainage. Oil fired central heating,

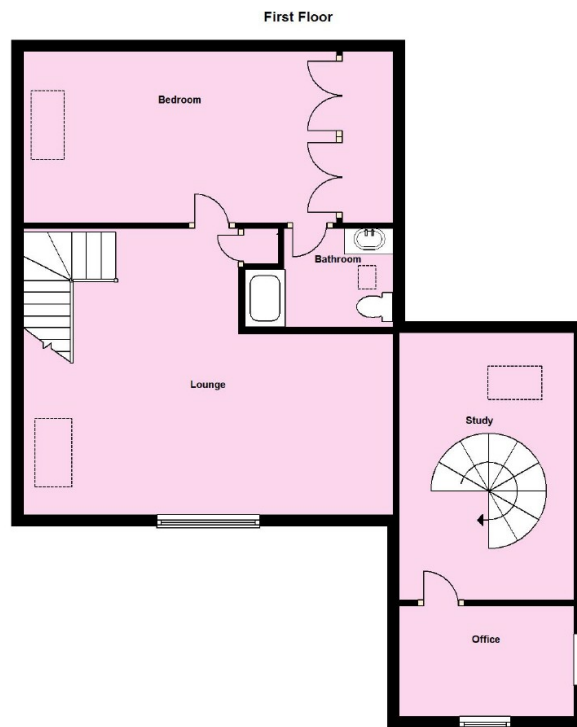
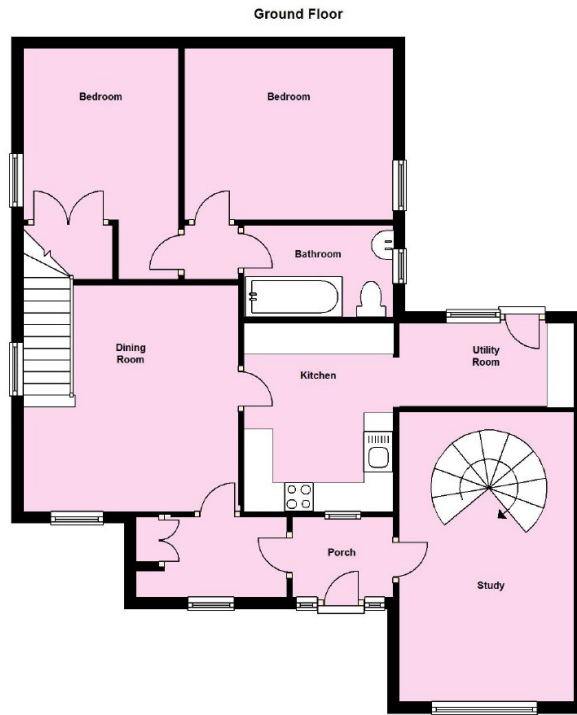
Tenure

Freehold.

Parts of the garden are held on a 999 year lease (from 1980).



Bethania, Llangoed, LL58 8PH



Total area: approx. 144.0 sq. metres (1550.4 sq. feet)

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.

