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Ty Hydref, 74 New Street, Beaumaris, LL58 8EG
£165,000

A quaint mews style stone cottage of character, modernised and well planned to give delightful holiday accommodation, and centrally situated within the town, being a short walk to the sea front, castle and historic gaol. The cottage itself has been tastefully modernised but with emphasis to retain its cosy original character having a stove within the fireplace, beamed ceiling and vaulted bedroom ceiling. The kitchen and bathroom fittings are recent, as is the gas central heating system and double glazed windows and front door.



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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Lounge

4.49 x 3.16 (14'9" x 10'4")

A lovely living room with a painted brick surround fireplace with a gas fired stove, exposed ceiling beams, staircase to the first floor with cupboard under, radiator, telephone connection.

Inner Lobby

With cupboard housing a Worcester gas combi central heating boiler.

Kitchen

2.98 x 1.98 (9'9" x 6'6")

Having a modern range of base and wall units in a light cream shaker style finish with contrasting timber worktops and tiled surround. Integrated Hotpoint ceramic hob with Indesit oven under. Integrated Indesit dishwasher, single drainer white ceramic sink unit, radiator, quarry tiled floor, timber stable door to the rear garden.

Bathroom

2.16 x 1.27 (7'1" x 4'2")

With fully tiled walls in a white finish and with a modern white bathroom suite comprising of a panelled bath with Mira thermostatic shower control and glazed shower screen. Wash hand basin with large wall mirror with light over and adjacent shaver point, wc, tall chrome towel radiator, ceramic tiled floor.

First Floor

Large Bedroom

4.48 x 3.35 (14'8" x 11'0")

A light room having a front aspect window and three velux roof lights within the vaulted ceiling. Radiator, four wall lights, telephone connection.

Outside

To the rear there is an attractive and secluded manageable courtyard style garden, being more than adequate to host a family bbq but with paved patio and rockery making it low maintenance. Steps lead up to a small pebbled patio which gives some distant views of the mountain tops. This garden includes a shed with power and currently has the fridge/freezer. A further timber store allows for the storage of garden tools, In addition, there is an outdoor electric power point and water tap.

Energy Performance Rating

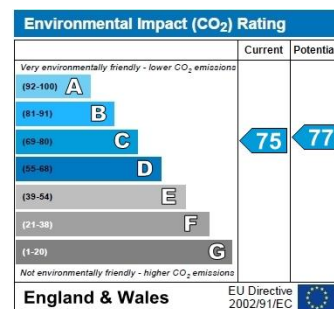
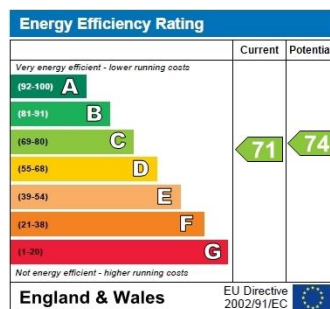
Epc Band C

Tenure

Freehold.

Note

Please note that the carpets, curtains and most furniture are included if required.



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