

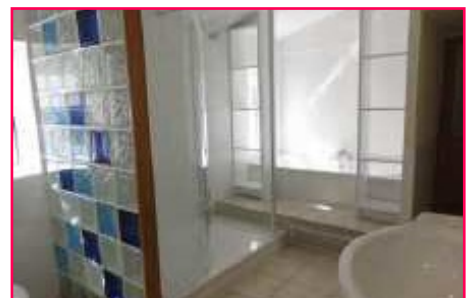
Tudor Rose • 32 Castle Street • Beaumaris • Anglesey • LL58 8AP
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5 Margaret Street, Beaumaris, LL58 8DN

£217,500

A substantial end of terrace three storey house, giving up to 4/5 bedroom family accommodation, centrally situated within the town, being a short walk to the sea front. The property has been considerably extended to the rear, and is ideally suited for holiday letting in this popular and sought after holiday town. The house has the benefit of gas central heating and pvc double glazed windows, together with a modern bathroom and kitchen.



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.

5 Margaret Street, Beaumaris, LL58 8DN

Living/Dining Room

7.75 x 4.63 (25'5" x 15'2")

A large open plan room, formerly two rooms opened into one, and enjoying good natural daylight from a large front aspect double glazed bay window. Two fireplace openings, one having a living flame gas fire. Three radiators, modern ceiling downlighters, tv connection, and pvc double glazed door to the rear.

Rear Lobby

With radiator.

Utility Room

2.00 x 1.79 (6'7" x 5'10")

With a worktop surface with wash hand basin, and cupboard under, together with space and plumbing for a washing machine, wc, ceramic tiled floor, radiator.

Study/Bedroom 5

2.54 x 2.44 (8'4" x 8'0")

With radiator.

Bedroom 4

3.46 x 3.12 (11'4" x 10'3")

With large side aspect window with radiator under.

First Floor Half Landing

Giving access to:

Family Bathroom

4.33 x 2.55 (14'2" x 8'4")

A superbly appointed bathroom in a contemporary style with a white suite comprising of a panelled bath with mixer shower tap and "stepped access". Spacious walk in shower enclosure with curved shower screen and a most attractive feature made of stained glass 'bricks' to one side, and with Victorian style thermostatic shower control with fixed ceiling head. Large wash hand basin with extended shelf and set in an oak style open wash stand. Fully tiled floor, radiator, shaver point and extractor fan. A pvc double glazed door gives an emergency fire exit to the rear.

Landing

With staircase to the second floor, radiator.

Kitchen

3.59 x 2.59 (11'9" x 8'6")

With a modern style range of units in a light oak effect finish to include a stainless steel sink unit with chrome monoblock tap. Integrated Neff gas cooking hob with oven under, recess for a dishwasher and space for a fridge/freezer. Pantry cupboard with shelving, radiator, telephone point and ceramic tiled floor. A large rear

aspect window gives good natural daylight, together with a window seat with storage under.

Bedroom 1/Sitting Room

4.62 x 3.97 (15'2" x 13'0")

Recently used as a second living room, with large front double glazed bay window, timber surround fireplace with hearth (not in use) and with original wall cupboard to one side with shelving. Light timber laminate floor covering, coved ceiling, tv connection point and radiator.

Second Floor Landing

Bedroom 2

4.30 x 3.96 (14'1" x 13'0")

A spacious double bedroom with vaulted ceiling and front aspect single glazed window with radiator under. Cast iron former fireplace (not in use), light timber laminate floor covering.

Bedroom 3

3.62 x 2.60 (11'11" x 8'6")

With velux window giving a fine outlook over the roof tops with distant views of the mountains. Light timber laminate floor covering, radiator.

Outside

To the front is a low maintenance tiled courtyard fronting Margaret Street,. As the property has been significantly extended to the rear, the outdoor space comprises of a concreted pathway to a rear service lane and space for a bin.

Tenure

Understood to be Freehold and to be confirmed by the Vendor's Conveyancer.

Energy Performance Rating

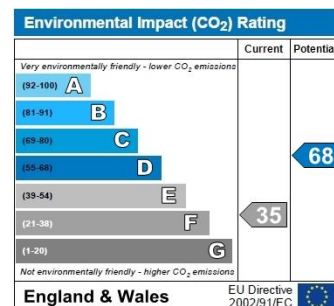
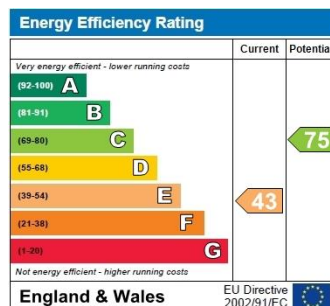
Epc Band E

Council Tax Band

Band E

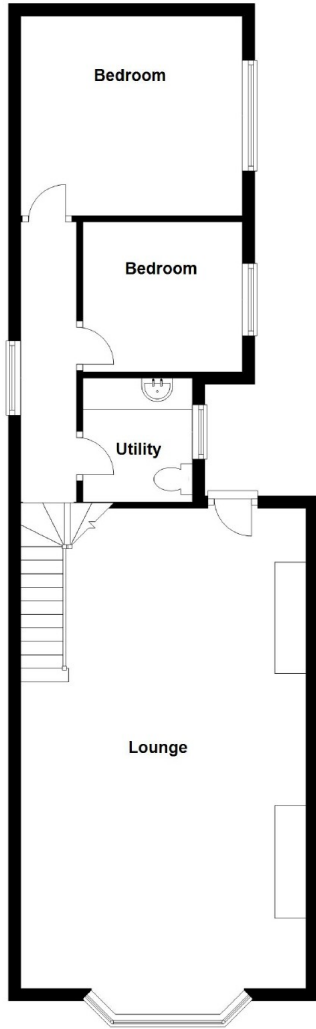
Services

All mains Services. Gas fired central heating system.

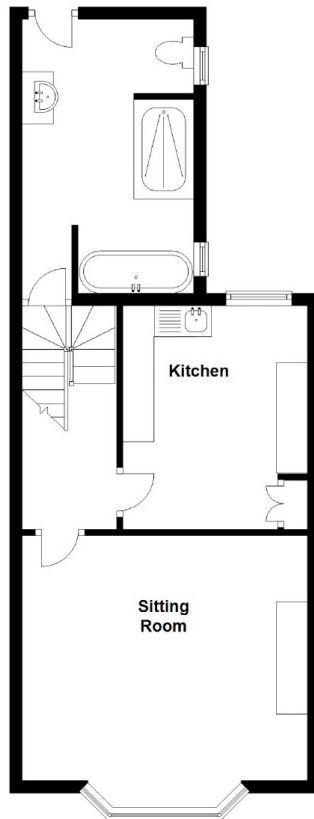


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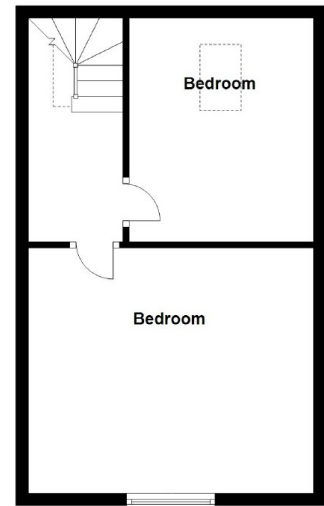
Ground Floor



First Floor



Second Floor



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