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13 Maes Hyfryd, Beaumaris, LL58 8EY
Price Guide £129,950

A spacious family house (circa 1950), which has the benefit of gas central heating. Upvc replacement windows, two bedrooms, and a floored attic with velux windows provided. There is a small front garden and to the rear is a good size garden with pedestrian access.



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.

13 Maes Hyfryd, Beaumaris, LL58 8EY

With hardwood part glazed front door leading to:-

Hallway

With staircase to the first floor, radiator, oak strip flooring.

Lounge

5.42 x 3.56 (17'9" x 11'8")

With a UPVC double glazed French style patio door overlooking the rear garden and giving a good amount of natural daylight, attractive timber surround fireplace, oak strip flooring, dado rail, coved ceiling, TV aerial point, radiator.

Kitchen

3.11 x 1.92 (10'2" x 6'4")

With a modern range of base and wall units with work surface over and tiled surround, single drainer stainless steel sink unit, under UPVC double glazed window that gives distant mountain views, integrated electric hob with extractor fan over, separate eye level double oven, space and plumbing for washing machine, ceramic tiled floor, UPVC double glazed door to rear garden.

Shower Room

With corner shower cubicle and electric shower unit over tiled and glazed surround, WC wash hand basin, radiator, extractor fan, tiled floor.

First Floor

Landing with access to roof void, stairs to attic.

Bedroom 1

5.40 x 2.86 (17'9" x 9'5")

With front and rear aspect windows giving fine mountain views to rear, wall cupboard housing Worcester gas fired combination central heating boiler, radiator.

Bedroom 2

3.97 x 1.95 (13'0" x 6'5")

With rear aspect window giving views over town to mountains, radiator, cupboard recess

Bathroom

3.94 x 2.29 MAX (12'11" x 7'6" MA X)

With a modern suite in white comprising of timber panelled bath, wash hand basin, WC, radiator, shelved recess. Staircase to:

Attic Store

6.40 x 2.43 (21'0" x 8'0")

With two rear aspect velux windows giving fine sea and mountain views, radiator, power and light.

Outside

To the front is a slate hardstanding area with small garden to side.

To the rear is a good size garden area with a timber decked patio enjoying a southerly aspect, garden pond, detached timber built Utility Room 7'9" X 6'9" (2.36 x 2.07) with tiled floor and power connected. Pedestrian access to rear.

Directions

From the centre of Beaumaris take the turning between the Butchers and Ice Cream Parlour into Church Street. Proceed up the road, pass our office, and take the second turning left opposite the lodge cottage into Stanley Street. This road leads into Maes Hyfryd and the property will be seen on the left hand side.

Services

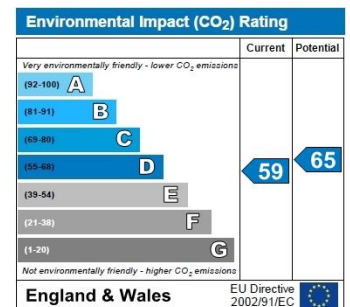
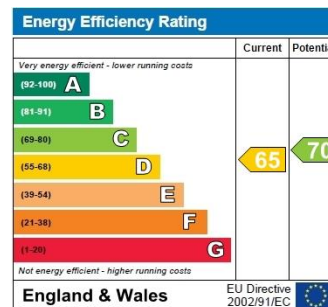
Mains water, electricity, drainage & gas

Energy Performance Rating

Epc Band D

Council Tax Band

Band C



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