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Studley Cottage, 1 Little Lane, Beaumaris, LL58 8DB

£245,000

NO ONWARD CHAIN

Well presented and refurbished end of terrace house, centrally located within the town, being a short walk to the restaurants, shops and sea front. Accommodation comprising: Open Plan Lounge Diner and Breakfast kitchen with 'Cast Iron Multi Fuel Stove', Shaker style kitchen with integrated appliances and granite work tops. Two bedrooms to the first floor along with modern Wet Room/WC and spiral staircase leading up to an Attic Room with En-Suite WC. The property benefits from gas central heating and PVC double glazed windows and doors. To the rear of the property is an enclosed low maintenance flagged courtyard garden with scope to provide off street parking space. Comfortable home or Ideally suited for the towns thriving holiday market. Internal viewing recommended to fully appreciate.



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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Entrance

PVC double glazed entrance door opening to:

Open Plan Lounge Kitchen Diner

8.47 x 3.99 (27'9" x 13'1")

A spacious room comprising: Recess housing cast iron stove, PVC double glazed window to front and rear elevation, staircase leading to the first floor. Shaker style Cream kitchen base and wall units with Black granite work tops with up-stands, incorporating breakfast bar. Inset Circular stainless steel sink unit with mixer tap. Recess housing 'Swan' gas cooker, slim-line dishwasher and washing machine. Integrated 'Neff' fridge and freezer. Two radiators. Thirteen inset spotlights to ceiling. Tiled flooring to kitchen area with part of the ceiling having inset PVC double glazed glass roof, allowing natural light. PVC double glazed french patio doors opening to the enclosed rear paved yard.

First Floor Landing

PVC double glazed window to side elevation. Three inset spotlights and smoke alarm to ceiling. Spiral staircase to Attic Room.

Bedroom 1

3.92 x 3.005 (12'10" x 9'10")

Two PVC double glazed windows to front elevation. Radiator

Bedroom 2

3.010 x 2.335 (9'11" x 7'8")

Rear aspect PVC double glazed window. Four inset spotlights to ceiling. Radiator.

Wet Room/WC

2.067 x 2.013 (6'9" x 6'7")

Modern suite comprising Button flush WC

and wall mounted wash hand basin with mixer tap. Tiled shower area with large glass screen and thermostatically controlled 'Mira Excel' shower unit. Chrome towel radiator, extractor fan and PVC double glazed window to the rear. Wall mounted gas combi boiler 'Worcester Greenstar 24i Junior'.

Attic Room

3.861 x 2.633 max (12'8" x 8'8" max)

Accessed via spiral staircase from landing. This room is currently being used as a third bedroom, Radiator. Velux window. Door to En-suite WC with wall mounted wash hand basin, chrome towel radiator and Velux window.

Outside - Potential Off Road Parking

Walled private rear paved courtyard with timber pedestrian gate. This area could easily be adapted to provide a private parking space with the removal of a boundary wall.

Services

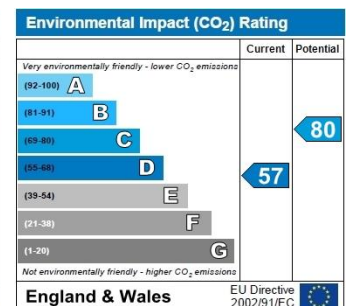
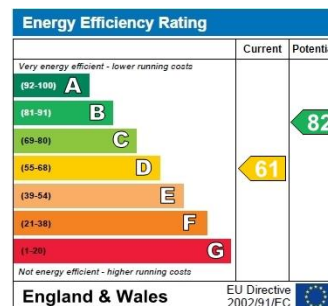
All mains services.
Gas Central Heating.

Energy Performance Certificate

EPC Band D

Tenure

Understood to be freehold which will be confirmed by the Vendor's conveyancer.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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