

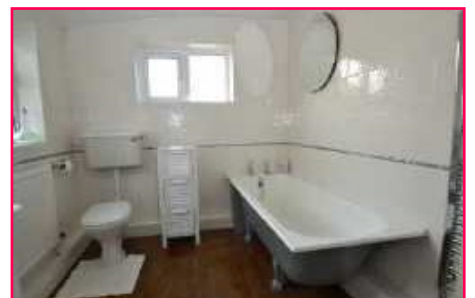
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42 Rating Row, Beaumaris, LL58 8AF

£199,950

A substantial four bedroom town house, centrally located within the town, a short stroll to the sea front, pier and Beaumaris' historic Castle. Nicely upgraded to provide spacious family accommodation, this listed house has a recently installed kitchen, 22 foot open plan living/dining room, four piece bathroom, and four double bedrooms. To the rear is a sunny and spacious courtyard garden and utility shed. It benefits from part gas central heating and is mostly double glazed.



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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Vestibule

Having a double glazed entrance door.

Hallway

With the original pitched pine staircase to the first floor with good storage cupboard under, two radiators.

Living/Dining Room

6.82 x 3.89/2.76 (22'5" x 12'9")

Formerly two rooms opened up into one, with the living area having a cast iron fireplace surround with tiled inlay and housing a living flame gas fire. To the dining area is a feature exposed brick inglenook fireplace recess (not in use) and wall cupboard to the side alcove. Two radiators, five wall lights, tv and telephone connection.

Modern Kitchen

4.22 x 3.11 (13'10" x 10'2")

Having a recently fitted range of base and wall units in a contemporary light grey laminate finish with matching work top surfaces and tiled surround. Integrated appliances include a gas hob with extractor over and soft close pan drawers under. Eye level double oven, fridge/freezer and dish washer. Ample room for a breakfast table and double opening double glazed doors to the rear garden area.

Split Level Landing

With staircase to the second floor. Cupboard housing the gas central heating boiler

Bedroom 1

4.72 x 3.08 (13'1" x 10'1")

With two front aspect double glazed windows giving a good amount of natural daylight. Radiator, wall shelving, tv and telephone connection.

Bedroom 2

3.69 x 3.25 (12'1" x 10'8")

With rear aspect window having rural aspect. Fitted cupboard to one alcove.

Bathroom

2.40 x 2.16 (7'10" x 7'1")

With a suite in white comprising of a Victorian style freestanding steel bath, separate tiled shower cubicle with thermostatic shower control. WC, wash hand basin with large mirror over, stained timber floor boards, radiator and towel radiator, two double glazed windows.

Second Floor

With hatch to the roof space.

Bedroom 3

4.71 x 3.08 (15'5" x 10'1")

With front aspect double glazed window with distant mountain views and radiator under.

Bedroom 4

3.69 x 3.31 (12'1" x 10'10")

With stained timber floor, rear aspect window having a rural outlook.

Outside

Access from the kitchen to a low maintenance and sunny paved rear courtyard, not unduly overlooked and with an Utility Shed, with space for a washing machine and outside WC.

Services

All mains services connected. Part gas central heating system.

Council Tax Band

Band E

Tenure

Understood to be freehold and to be confirmed by the vendor's conveyancer.

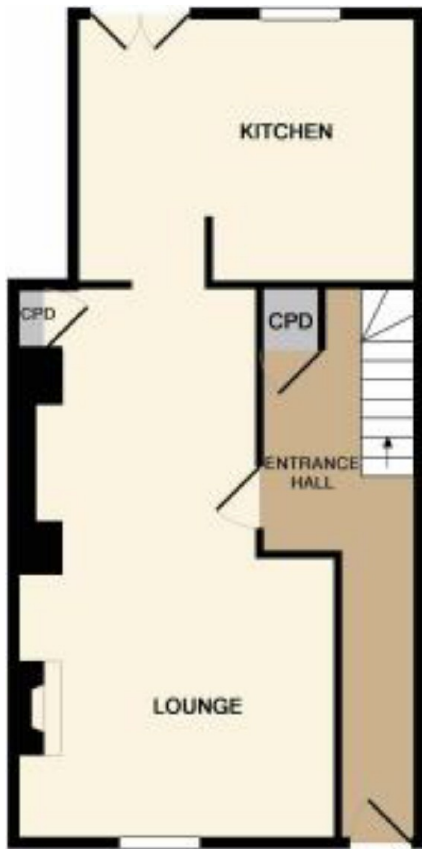
Grade 2 listed building

Energy Performance Rating

Band D.



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GROUND FLOOR
APPROX. FLOOR
AREA 506 SQ.FT.
(47.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 352 SQ.FT.
(32.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1285 SQ.FT. (119.3 SQ.M.)

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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