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26 Chapel Street, Beaumaris, LL58 8DS
£265,000

A delightful character cottage, being a stone's throw from the sea front, and enjoying fine sea and mountain views from several rooms. The house has inglenook fireplace with wood burner and exposed ceiling and roof beams. It has a spacious and secluded cottage garden to the rear, while the three bedroom accommodation has two reception room, two bathrooms, and gas central heating.



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.

26 Chapel Street, Beaumaris, LL58 8DS

Ground Floor

Vestibule

With a very old hardwood front door, electric meter.

Lounge

5.86 x 4.80 (both max) (19'3" x 15'9" (both max))
With a large inglenook fireplace housing a multifuel stove on a tiled hearth with timber lintel and shelf over. Dog leg wide staircase to the first floor, with glass cabinet in the recess. Exposed ceiling beams, two radiators, tv aerial connection.

Dining Room

4.72 x 2.80 (15'6" x 9'2")
With front aspect window to give sea and mountain views and with a window seat. Exposed beam, display cabinet, radiator, telephone point.

Kitchen/Breakfast Room

2.05 x 2.00 + 2.86 x 2.09 (6'9" x 6'7" + 9'5" x 6'10")
With a modern style range of kitchen cupboards with integral sink unit in a recessed area with timber lintel over. gas cooker connection with extractor, quarry tiled floor, radiator, pantry style cupboard and further cupboard housing a gas condensing central heater boiler. Glazed door to the rear garden.

Bathroom

2.20 x 1.67 (7'3" x 5'6")
With a white suite comprising of a spacious corner bath with thermostatic shower over, wc, wash hand basin, radiator.

First Floor Landing

With the original wide dog leg staircase with stained glass side window, and white exposed roof beams.

Shower Room

1.40 x 1.22 (4'7" x 4'0")
Plus fully tiled shower cubicle recess with electric shower, wc, wash hand basin.

Bedroom 1

4.87 x 3.74 (16'0" x 12'3")

Enjoying a fine view over the Menai Straits towards the Glyder mountains, exposed roof A frame, fitted traditional wardrobe and cupboard, radiator.

Bedroom 2

3.67 x 3.54 (12'0" x 11'7")
Again enjoying fine sea and mountain views and with exposed A frame, radiator, traditional wardrobe.

Bedroom 3

3.35 x 2.95 (both max) (11'0" x 9'8" (both max))
Overlooking the rear garden and with wash hand basin in a base unit, exposed roof beams, radiator, walk in wardrobe with shelving and scope to be used as a shower room.

Outside

A feature of this property is the secluded and spacious rear garden area, being mostly slate paved for ease of maintenance, but will numerous shrubs, flowers and bushes. Included is a small pond, garden shed with work bench and pot bellied stove and further log stove.

Services

All mains services.

Tenure

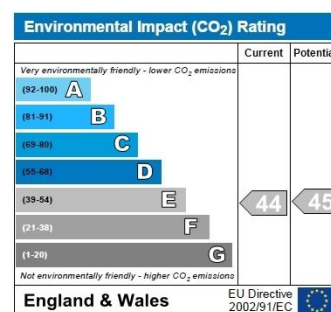
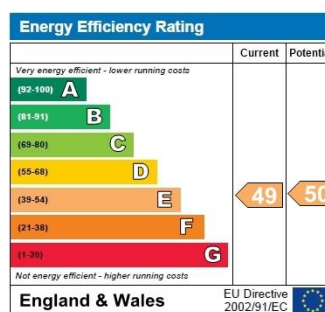
Freehold

Council Tax Band

Band E

Energy Performance Rating

Band E



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