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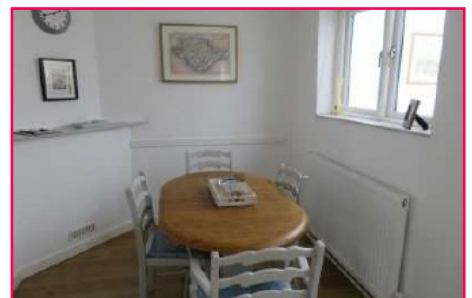


Ty Ni, Steeple Lane, Beaumaris, LL58 8AE

£325,000

A charming end terrace three bedroom house, currently utilised as a successful holiday let, situated within the town being a short walk to the sea front, Pier and Castle. The property has been significantly upgraded over recent years, and has modern kitchen and bathroom fittings, gas central heating and double glazed windows and doors. There is a Sun Room conservatory extension to the rear and a low maintenance courtyard garden with rear access.

Most worthy of inspection.



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 Hall

With a timber laminate floor covering, radiator, staircase to the first floor with store cupboards under.

Living Room

4.05 x 3.97 (13'3" x 13'0")

Having a feature timber surround open fireplace with cast iron inlay and slate hearth. Wide double glazed front aspect window with radiator under, timber laminate floor covering, coved ceiling, telephone point and television connection.

Kitchen/Dining Room

5.93 x 2.43 (19'5" x 8'0")

Having a good range of kitchen units in a light "buttermilk" laminate finish with contrasting dark work top surfaces. Integrated induction hob with tiled splash back and chrome extractor over and electric oven under. 1.5 bowl stainless steel sink unit under a rear aspect window and further window to the dining area. Recess and plumbing for a dishwasher, washing machine and space for a fridge/freezer. Ceiling spot lighting, timber laminate flooring which extends to the dining area which has a radiator.

Through access to:

Sun Room

3.41 x 2.12 (11'2" x 6'11")

Enjoying a very private aspect over the rear courtyard garden, being double glazed to two sides and with outside door. Radiator.

First Floor Landing

Bedroom 1

4.15 max x 3.00 (13'7" max x 9'10")

Having a wide front aspect window, radiator and recess for wardrobe.

Bedroom 2

3.30 x 2.44 (10'10" x 8'0")

With rear aspect window and radiator, stripped timber floorboards.

Bedroom 3

3.92 x 1.84 (12'10" x 6'0")

Front aspect window with radiator.

Modern Bathroom

2.80 x 2.44 (9'2" x 8'0")

Having been refitted to include a "P" shaped bath with Mira thermostatic shower over and glazed shower screen. Wash basin, WC, chrome towel radiator, wall mirror, wall cabinet and non-slip laminate flooring.

Outside

Rear courtyard style garden enjoying a very private aspect with timber panelling to the walls giving excellent privacy, and the floor being fully tiled. This space is more than large enough to enjoy a bbq and sit outside, having a southerly aspect, and with separate access to a side service lane for bins etc.

Services.

All mains services connected.

Gas central heating via Worcester gas combi boiler located in the kitchen.

Council Tax

The property has a Business rateable Value of £4,200.

No rates payable under Small Business Relief scheme.

Energy Efficiency

Band D.

Agents Notes

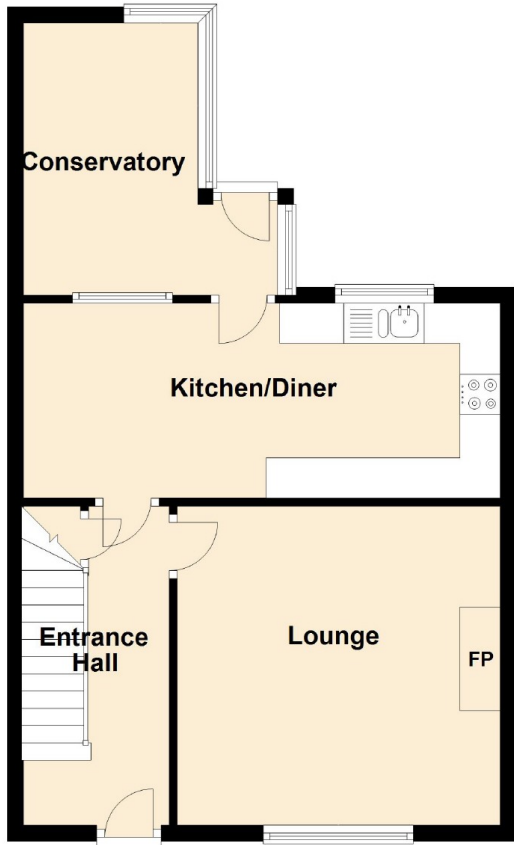
As this property is currently a successful holiday let, viewings can only be undertaken at "change over" which is between 11am and 3pm on Friday's. - Viewing strictly by appointment with the selling agent.



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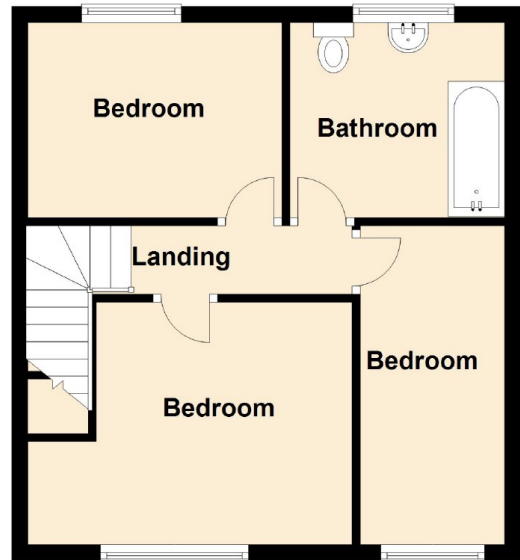
Ground Floor

Approx. 47.1 sq. metres (507.2 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



Total area: approx. 85.5 sq. metres (920.3 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.

Plan produced using PlanUp.

Ty Ni Steeple Lane, Beaumaris

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