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Rutherglen, 17 Wexham Street, Beaumaris, LL58 8HW
Offers In The Region Of £350,000

A delightful character cottage centrally situated within the town, and retaining a host of original features, most noticeably a stone inglenook fireplace and original beams to the living room. This Grade 2 listed cottage also benefits from a good sized garden area to the rear, and whilst in need of some modernisation, provides a good opportunity to upgrade a property to a purchaser's own requirements.

The accommodation provides for a character lounge, spacious kitchen/dining room and ground floor shower room. To the first floor are two double bedrooms and bathroom. Gas central heating and part double and part secondary glazed. Sold with no onward chain.



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 Hall

With a hardwood front door, glazed double opening inner door to:

Lounge

5.44 x 4.68 (17'10" x 15'4")

Giving a spacious living area and with a feature stone inglenook fireplace with the original timber linol over and housing a fitted gas fire. Beamed ceiling to include the original cross beam, two secondary glazed front windows both with radiators under. Tv and telephone connection, staircase to the first floor.

Kitchen/Dining room

4.02 x 3.90 (13'2" x 12'10")

Again a spacious room having older style base and wall units to include a double drainer twin bowl stainless steel sink unit. Integrated gas hob with oven under and recess for a washing machine and dish washer. Wide rear aspect window overlooking the garden and ample space for a dining table.

Rear Porch

With shelving, outside door and inner door to:

Shower Room

1.87 x 1.17 (6'2" x 3'10")

With older style fittings of a shower cubicle with electric shower control, wash basin WC, wall mounted electric fan heater.

First Floor Landing

Bedroom 1

4.72 x 3.53 (15'6" x 11'7")

Having dual aspect windows with the front window being secondary glazed and the

rear double glazed. Wash hand basin with shaver point over, radiator. Airing cupboard with shelving.

Bedroom 2

3.32 x 3.30 (10'11" x 10'10")

With secondary glazed front aspect window and radiator under.

Bathroom

2.48 x 1.92 (8'2" x 6'4")

Having an older style suite in white comprising of a steel panelled bath, wash hand basin, shaver point, WC, radiator and wall mounted fan heater.

Outside

Good sized rear garden area enjoying a sunny southerly aspect being mostly paved for ease of maintenance and to include a timber garden shed.

Tenure

Understood to be freehold and this will be confirmed by the vendor's conveyancer. Grade 2 listed building.

Services

All mains services connected. Gas fired central heating system.

Council Tax

Band E

Energy Efficiency

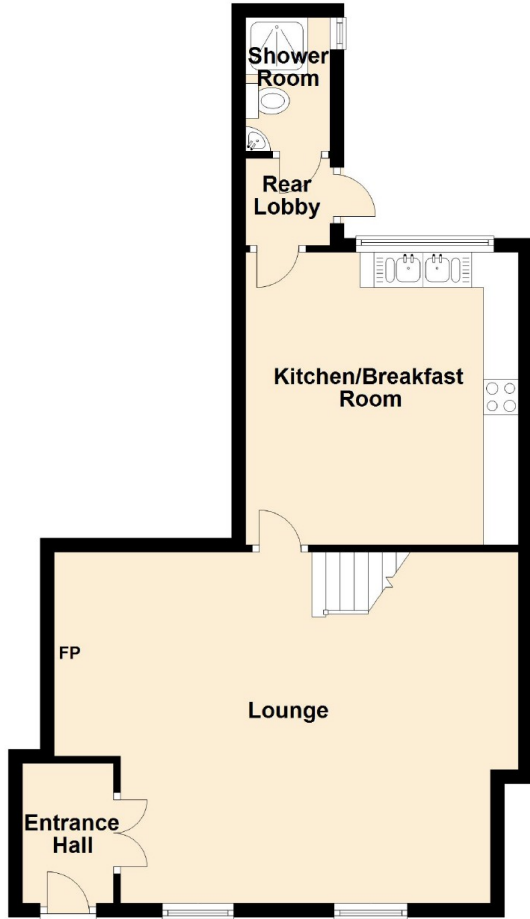
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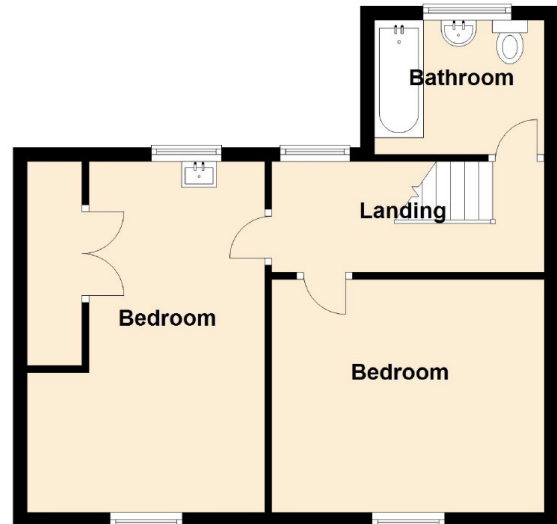
Ground Floor

Approx. 54.2 sq. metres (583.5 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.4 sq. feet)



Total area: approx. 96.2 sq. metres (1035.8 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.

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