



AR WERTH
FOR SALE
JOAN HOPKIN
BEAUMARIS
01248 810 847
ESTATE AGENTS
www.joanhopkin.co.uk

10 Bunkers Hill, Beaumaris, LL58 8EP
£360,000



A fully modernised and refurbished three bedroom town house of character, presently used as a successful holiday let, situated opposite the town's historic Gaol, being a short walk to the sea front and other renowned attractions which include the Castle and Pier. This delightful cottage has been sympathetically upgraded in 2012, to include re-roofing and external rendering; provision of heritage double glazed sash windows and doors. Internally it has been redesigned to give a large open plan living room with attractive exposed reclaimed brick fireplace with wood burning stove, solid timber kitchen and replacement bathroom plus an en-suite bedroom, central heating system and rewiring. There is a private rear courtyard and former garage which now gives excellent storage facilities. It is ideally positioned to take advantage of the town's thriving holiday trade and is most worthy of internal inspection. No onward chain - Early viewing advised.

Entrance Vestibule

Solid Oak entrance door with inset leaded lights opening to the vestibule with exposed beams to ceiling, tiled flooring, feature window and oak door to the lounge.

Lounge

6.069 x 4.924 (19'11" x 16'2")

A spacious triple aspect room with exposed brick chimney breast, timber mantel and slate hearth and housing a recently fitted wood burning stove. Exposed beams with inset lighting to ceiling. Balustrade staircase leading up to the first floor landing with storage cupboard beneath. Two cast iron radiators. Opening to:

Kitchen Diner

4.946 x 3.044 (16'3" x 10'0")

Solid oak wall and base units with glass display units and Beech work tops over, finished with tiled splash backs. Belfast sink with mixer tap. Recess housing Leisure range cooker with stainless steel/glass canopy extractor over. Timber shelving, cast iron radiator, exposed beams with inset lighting to ceiling and pendant light. Cupboard housing wall mounted 'Worcester Greenstar 27CDi' gas combi boiler. Timber double glazed side exit door and rear Oak double glazed double doors opening to the rear courtyard garden, along with access to the attached garage/store room.

First Floor Landing

Solid Oak flooring, exposed beams, Velux window, smoke alarm, access to roof, inspection hatch and two directional spotlights to ceiling.

Master Bedroom

3.844 x 3.541 (12'7" x 11'7")

A spacious double aspect master bedroom with solid Oak flooring, exposed beams, slate sills, cast iron radiator, two directional spotlight and two wall light points. Oak door to En-Suite shower room and Oak door to En-Suite WC.

En-Suite Shower

1.892 x 0.800 (6'2" x 2'7")

Fully tiled shower cubicle with 'Mira Sport' electric shower unit. Solid Oak flooring, cast iron radiator and exposed beams with inset lighting and extractor to ceiling.

En-Suite WC

0.867 x 0.861 (2'10" x 2'10")

Vanity wash hand basin with tiled splash back, mixer tap and mirror over with electric shaver strip light, 'Geberit' button flush WC. Double glazed sash window to front elevation.

Bedroom 2

3.57 x 2.409 (11'9" x 7'11")

Double glazed sash window to side elevation. Solid Oak flooring. Cast iron radiator. Exposed beams with two directional spotlights.

Bedroom 3

3.083 x 2.648 (10'1" x 8'8")

Double glazed sash window to side elevation. Solid Oak flooring. Cast iron radiator. Exposed beams with two directional spotlights.

Bathroom

2.429 x 2.210 (8'0" x 7'3")

Heritage suite in white comprising: Button flush WC, pedestal wash hand basin with mixer tap, bath and

corner shower cubicle with thermostatically controlled shower unit. Mirror with light, solid oak flooring, sash window, cast iron radiator, exposed beams and two directional spotlights. Fitted linen cupboard with pine doors and timber slatted shelving.

Attached Store Room/Garage

3.536 x 2.311 (11'7" x 7'7")

Considered a spacious storage area with timber part glazed double doors, power, light and rear personal door to the enclosed court yard.

Outside

Enclosed walled rear court yard with Indian Lime Stone paving slabs and lighting.

Tenure

Freehold

Services

All mains services connected.

Council Tax

The property is registered as a business with a Rateable Value of £4500.

At present, no rates are payable under the small business rates relief scheme.

EPC Band

Band C.

Agents Notes

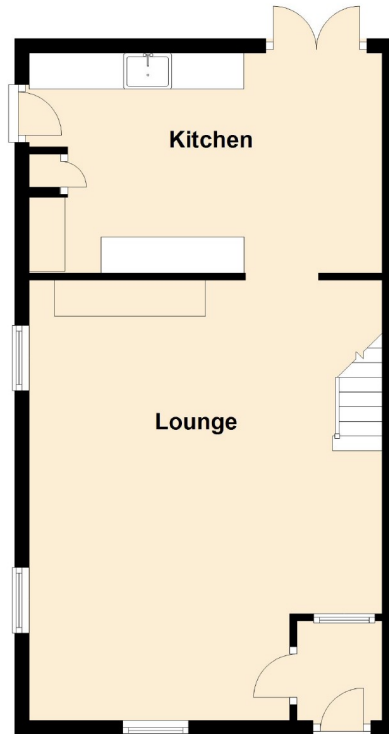
The property is currently utilised as a successful holiday let with "Boltholes and Hideaways".

All furnishings and contents relevant to this business to include the hot tub can be available by separate negotiation.

Tudor Rose • 32 Castle Street • Beaumaris • Anglesey • LL58 8AP
Tel: 01248 810847 • Fax: 01248 811770 • dafydd@joan-hopkin.co.uk • www.joan-hopkin.co.uk

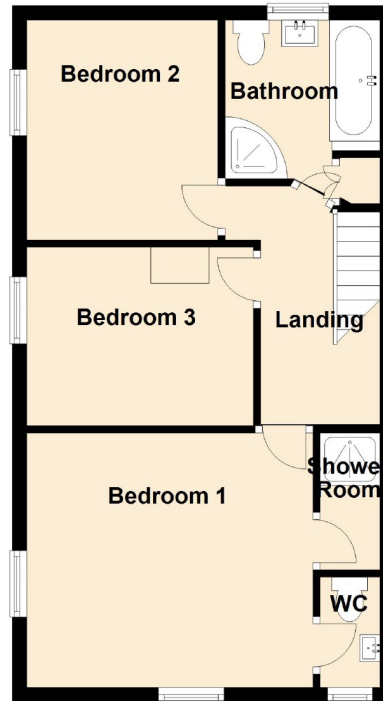
Ground Floor

Approx. 45.4 sq. metres (488.8 sq. feet)



First Floor

Approx. 45.3 sq. metres (488.0 sq. feet)



Total area: approx. 90.7 sq. metres (976.8 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.

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.



