

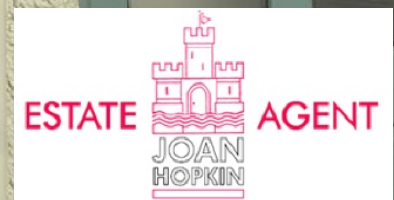


Yr Hafan, 34 Wexham Street, Beaumaris, LL58 8HW

£375,000

34

Yr Hafan



A quite stunning cottage of character, extended and upgraded to exacting standards to provide contemporary accommodation yet with an emphasis to retain many original features. Extended in 2010, extensive works have been undertaken to include providing a two storey rear extension, being open plan to the living area and with bi- folding doors overlooking the rear cottage garden, together with a feature curved ceiling to the kitchen area.

Entrance Hall

With relaid and polished red and black quarry tiled floor extending to the inner hall. Hardwood double glazed front door with opaque glass, staircase to the first floor, radiator.

Inner Hall

With a continuation of the red and black quarry floor tiles, radiator, understairs store, ample coat hanging space, radiator, separate linen cupboard.

Bedroom 1

4.20 x 2.52 (13'9" x 8'3")

A bright room with two double glazed timber windows overlooking the rear garden, together with double glazed stable door to the rear garden, radiator, ceiling downlighters.

Bathroom

2.32 x 1.56 (7'7" x 5'1")

With a refitted suite comprising of a "P shaped" panelled bath with glazed shower screen surround, contrasting slate effect slide effect tiled floor, fully tiled walls and thermostatic shower control, WC, contemporary square wash hand basin in traditional timber style unit with shelf, and with large mirror and shaver point over. Chrome towel radiator, ceiling downlighters, and wall cabinet.

Bedroom 2

4.30 x 2.00 (14'1" x 6'7")

With a fitted wardrobe and further fitted shelved cupboard within a former fireplace. Exposed beams, large front aspect double glazed window with radiator under.

Superb Open Plan Living Area and Kitchen

Open plan, but with the kitchen being slightly raised to give a "separate room" feel to the living area.

Living Room

4.42 x 4.40 (14'6" x 14'5")

With emphasis on retaining the character of the original cottage with a high vaulted ceiling with exposed timber roof. A frame and purlins. Modern wood burning stove within an inglenook recess, standing on a slate shelf with a brick hearth. Front aspect double glazed window, radiator, tv connection, contemporary ceiling spot lighting.

Kitchen/Dining Room

4.42 x 3.95 (14'6" x 13'0")

A contemporary and light kitchen area, having a feature curved 'barrel' style contemporary ceiling and enjoying excellent natural daylight from a four panel double glazed timber bi- folding door opening onto a rear balcony area and enjoying a peaceful and private outlook over the rear garden.

The kitchen itself is comprehensively fitted with a range of base and wall units in a Contemporary Grey timber finish, with contrasting dark worktop surfaces and matching mosaic black and grey tiled surround. This is further complimented by a light timber effect laminate floor covering, and with ample space in the centre of the room for a dining table. The units include an integrated ceramic hob with a modern stainless steel extractor area and oven under, Integrated Neff fridge, Whirlpool dishwasher and recess for the washing machine. One and a half bowl stainless steel sink unit with a monobloc tap.

Separate cupboard housing a Ideal Max Combi C30 gas central heating boiler. Contemporary tall piped radiator, integrated downlighters within the curved ceiling.

Outside

The kitchen bi- folding doors opens onto a galvanised steel composite decked balcony with glazed safety glass, and continues with steps into the garden area. The garden itself is very much in keeping with a cottage garden feel, with an assortment of shrubs, flowers and bushes and with 'railway sleeper' timber steps extending up to a spacious timber deck patio area, being secluded and well screened and adjoining a small woodland area, being an ideal area to sit out for a BBQ.

Additional Notes

Other improvements include complete re roofing, re-rendering the front, rewiring, central heating and hardwood double glazing and two bedrooms to the ground floor and an open plan living area to the first floor.

Services

All mains services. Gas central heating system.

Tenure

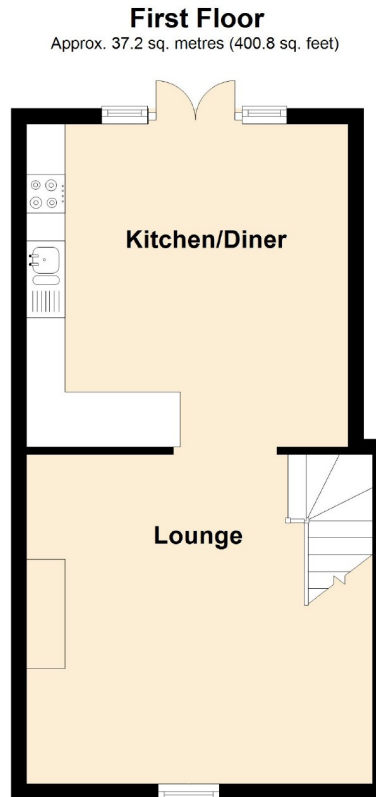
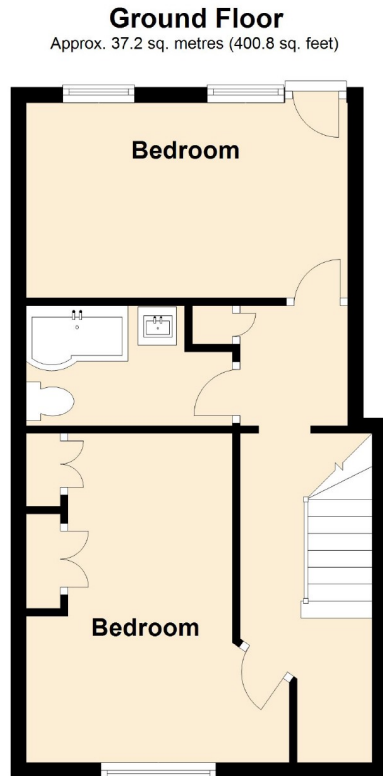
Understood to be Freehold and to be confirmed by the Vendors Conveyancer.

Council Tax Band

Band D

Energy Performance Rating

Epc Band D



Total area: approx. 74.5 sq. metres (801.6 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

MISREPRESENTATION ACT 1967

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 All prices quoted are subject to Owner's acceptance and to the property being unsold.



