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Bedw Arian, Llanfaes, Beaumaris, LL58 8RH

Guide Price £300,000

A spacious detached four bedroom family house, situated in a semi rural area just over a mile to the town of Beaumaris, and in need of repair and modernisation. Situated within a very spacious plot, and with a double garage, Bedw Arian gives a good opportunity to acquire a house in need of upgrading in this popular area, being close to amenities and a short walk to the sea at Fryars Bay.
No Onward Chain Property.



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

Having a timber dog leg staircase to the first floor. Storage heater

Living Room

6.74 x 4.04 (22'1" x 13'3")

Having dual aspect front and rear windows giving a good amount of natural daylight, and with exposed ceiling beams. Full height natural stone fireplace with tiled hearth. Two storage heaters, two pendant lights and four wall lights. Through access to:

Sitting Room

3.75 x 2.91 (12'4" x 9'7")

With front aspect window and patio door to the rear garden.

Kitchen/Dining Room

6.55 x 3.73/2.77 (21'6" x 12'3")

With the kitchen fittings removed to give a large open space with water available. Rear aspect window overlooking the rear garden

Bedroom 4/Study

3.04 x 2.26 (10'0" x 7'5")

With wall shelving.

Inner Lobby

With cloak cupboard and access to:-

Separate WC

With WC and wash hand basin

Side Lobby

With external door and internal door to:

Garage/Utility

4.96 x 4.58 (16'3" x 15'0")

Having an up and over door, power light and water. Dedicated utility area with space for a washing machine, dryer and Belfast sink.

First Floor Landing

With Velux window, storage heater, airing cupboard with hot water cylinder.

Bedroom 1

4.51 x 3.66 (14'10" x 12'0")

With rear aspect window overlooking the garden, eaves access.

En-suite Shower Room

2.10 max x 1.68 (6'11" max x 5'6")

With fully tiled walls and to include a corner shower cubicle with electric shower control. Wash hand basin, WC large wall mirror with light/shaver point over. Timber panelled ceiling.

Bedroom 2

4.04 x 2.64 (13'3" x 8'8")

With front aspect window.

Bedroom 3

3.98 x 2.64 (13'1" x 8'8")

With rear aspect window.

Outside

The property enjoys a very good sized plot, being set back from the road with lawn and driveway offering ample parking and turning area. To the rear is a good sized garden offering plenty of potential but in need of landscaping

Services

Mains water, drainage and electricity.

Tenure

Understood to be freehold, and this will be confirmed by the vendors conveyancer.

Council Tax

Band F

Energy Certificate

Band G.



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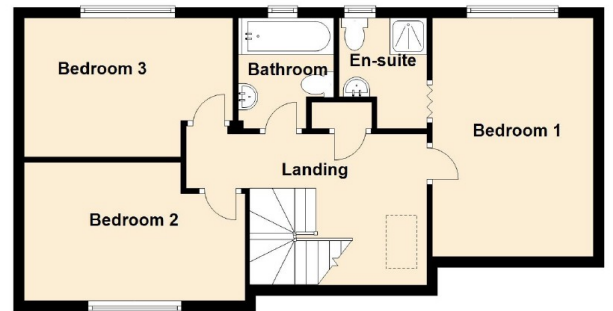
Ground Floor

Approx. 120.5 sq. metres (1296.9 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.4 sq. feet)



Total area: approx. 174.6 sq. metres (1879.3 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.

Sherran

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