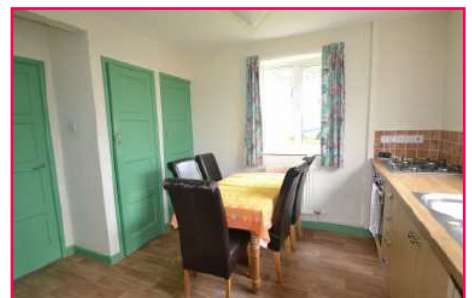
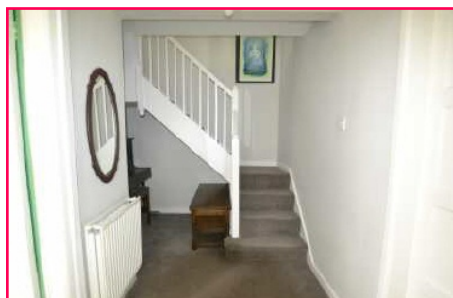


Tudor Rose • 32 Castle Street • Beaumaris • Anglesey • LL58 8AP  
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**26 Ffordd Meigan, Beaumaris, LL58 8HE**  
**£179,950**

A nicely proportioned 3 bedroom end house, situated on a popular estate on the edge of town in a slightly elevated location to enjoy fine sea and mountain views. With the benefit of a large garden to the rear, the property is considered ideally suited to a small family or first time buyer, benefitting from gas central heating, partial double glazing, and upgraded shower room.  
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.

# 26 Ffordd Meigan, Beaumaris, LL58 8HE

## Open Porch

With a quarry tiled floor, half glazed timber front door to:-

## Hallway

Being a good size with dog leg stair case to the first floor, cloak cupboard, radiator.

## Lounge

4.64 x 3.02 (15'3" x 9'11")

A naturally light room with dual aspect windows, wall mounted gas fire, radiator and tv connection.

## Kitchen/Breakfast Room

3.14 x 3.00 (10'4" x 9'10")

Having a range of kitchen units in a light timber style finish with worktop surface with tiled surround and 1.5 bowl stainless steel sink unit under a rear aspect window. Integrated hob with oven under, two good sized pantry cupboards, space for a dining table, radiator.

## Utility Room

1.90 x 1.70 (6'3" x 5'7")

With plumbing for a washing machine, and adjoining walk in cupboard.

Rear Porch with outside door and partitioned WC

## First Floor Landing

With cupboard housing a modern Worcester gas fired combination central heating boiler.

## Bedroom 1

4.64 x 3.02 (15'3" x 9'11")

Again a naturally light room with dual aspect windows and giving a fine view of the Menai Strait and mountains. Former cast iron fireplace with wardrobe and cupboard to either side. Radiator.

## Bedroom 2

3.16 x 3.00 (10'4" x 9'10")

With dual aspect windows again giving fine sea and mountain views. Telephone and tv connection.

## Bedroom 3

2.38 x 2.27 (7'10" x 7'5")

With a traditional; style wardrobe, radiator.

## Shower Room

1.89 x 1.67 (6'2" x 5'6")

Having been upgraded with fully tiled walls and a moder suite in white comprising of a corner shower cubicle with thermostatic shower control and glazed door. Wash basin in a small vanity unit, WC towel radiator.

## Outside

Private rear yard with a modern shed 3.4 x 2.0 with power and light and outside light and power point. A pathway runs down to a very good sized garden (overgrown) with good scope and views of the sea and mountains.

## Services

All mains services connected.

Gas central heating - Smart meter installed.

## Tenure

Understood to be freehold which will be confirmed by the vendor's conveyancer.

## Council Tax

Band C.

## Energy Certificate

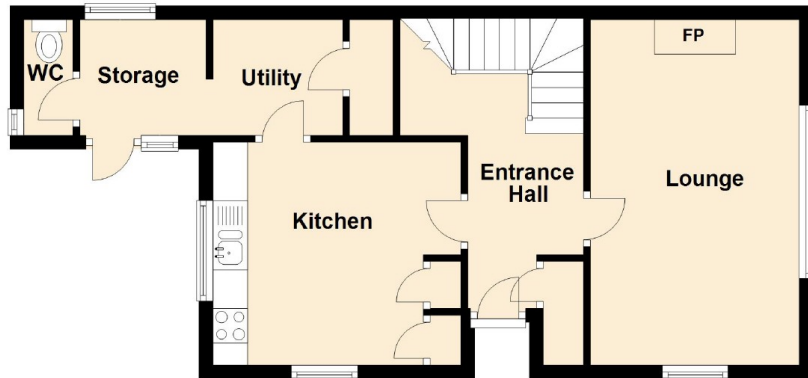
Band D.



# 26 Ffordd Meigan, Beaumaris, LL58 8HE

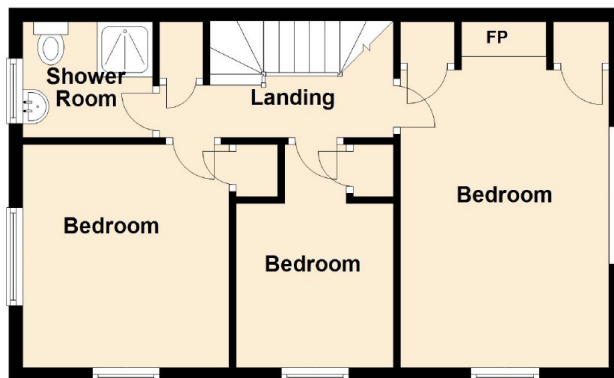
## Ground Floor

Approx. 46.0 sq. metres (495.1 sq. feet)



## First Floor

Approx. 42.4 sq. metres (456.3 sq. feet)



Total area: approx. 88.4 sq. metres (951.4 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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