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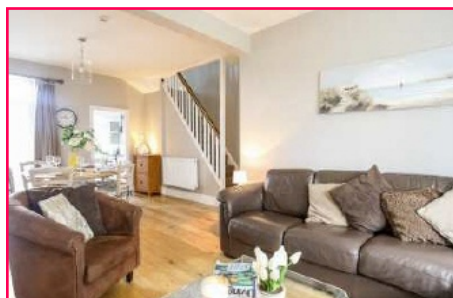
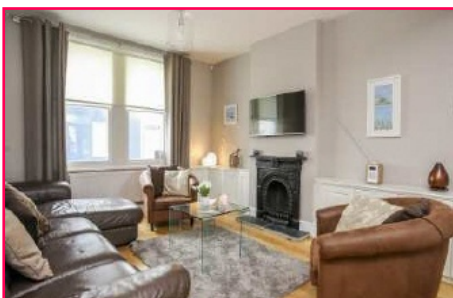


## Cobblers Cottage, 44 Church Street, Beaumaris, LL58 8AB

**£389,950**

A quality modernised and upgraded spacious terrace cottage, situated in the centre of this sought after sea side town within a short walk of the sea front and Castle. Presently trading as a successful holiday let, the property is ideally suited for this use and can be available furnished if required. The contemporary accommodation comprises of an open plan living and dining room with multi fuel stove, fitted kitchen, three first floor bedrooms and modern 4 piece bathroom suite with TV. Spacious full width principal bedroom with seating area, his and hers wardrobes. Delightful first floor rural and sea views towards Puffin Island. Private and good sized slate paved courtyard garden to the rear with rear pedestrian access as well as the usual facilities of double glazed windows and gas central heating.

Early Viewing Advised - Most worthy of internal inspection - 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.

# Cobblers Cottage, 44 Church Street, Beaumaris, LL58 8AB

## Entrance

## Hallway

3.60 x 1.01 (11'10" x 3'4")

## Open Plan Lounge Diner

7.23 x 3.50 (23'9" x 11'6")

## Kitchen

5.57 x 2.11 (18'3" x 6'11")

## First Floor Landing

## Principal Bedroom Suite

6.52 x 3.56 (21'5" x 11'8")

## Bedroom 2

3.52 x 2.84 (11'7" x 9'4")

## Bedroom 3

3.39 x 2.01 (11'1" x 6'7")

## Bathroom/Shower Room/WC

2.92 x 2.08 (9'7" x 6'10")

## Outside

Slate paved private enclosed garden with pedestrian access and lighting.

## Services

All mains services connected.

## Tenure

Freehold.

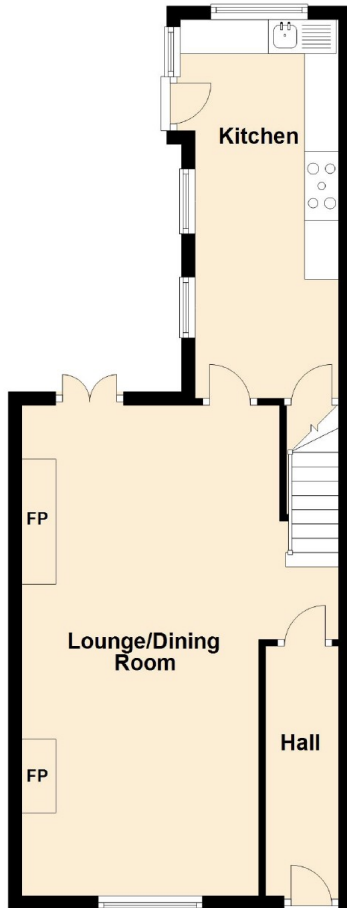
## Energy Performance Rating



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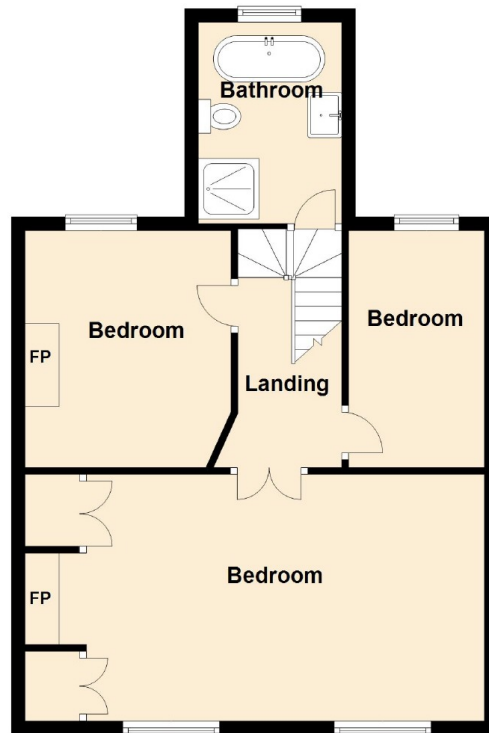
## Ground Floor

Approx. 46.0 sq. metres (494.9 sq. feet)



## First Floor

Approx. 55.3 sq. metres (595.0 sq. feet)



Total area: approx. 101.3 sq. metres (1089.9 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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