



11 Steeple Lane

, Beaumaris, LL58 8EA

Offers In The Region Of £199,950



A nicely presented two bedroom cottage centrally positioned in the town and enjoying a quiet location opposite the Church and close to the historical Gaol, and a 3 minute walk to the sea front. Upgraded to retain many original features such as the original oven grate and exposed stone walls, it also offers contemporary living with gas central heating, solid timber kitchen and modern four piece bathroom suite. Private rear courtyard garden. Sold with no onward chain.



Living/Dining Room 17'7" x 11'6" reducing to 9'7" (5.37 x 3.51 reducing to 2.93)

Being formerly two rooms but now open plan.

Living Room Area

With a feature cast iron 'oven range' style working fireplace, being a feature of this cottage. part exposed stone wall, tv point.

Dining Room Area

Having a double opening French style doors to the rear courtyard, inglenook recess with slate lintol, terrazzo tiled floor.

Kitchen 13'7" x 5'5" (4.13 x 1.64)

In a traditional style in keeping with the cottage with solid pine units and worksurfaces to incorporate a Belfast sink. Double opening French style door to the courtyard. Electric cooker point, inset ceiling lights, tiled floor.

First Floor Landing

With yellow pine partition, access hatch to the roof space.

Bedroom 1 11'7" x 8'10" (3.52 x 2.68)

With front aspect window.

Bedroom 2 13'9" x 6'4" (4.19 x 1.93)

Rear aspect window.

Bathroom 8'7" x 7'5" (2.61 x 2.25)

Having a modern white suite but in keeping with character, to include a freestanding roll top bath with mixer tap, separate corner shower cubicle, wash hand basin and wc, exposed timber floor, towel radiator.

Outside

Enclosed courtyard to the rear with tiled floor being private and with ample room to sit outside and have a BBQ.

Services

All mains services. Gas central heating.

Tenure

Understood to be Freehold. Conveyancer to confirm.

Council Tax Band

Band D.

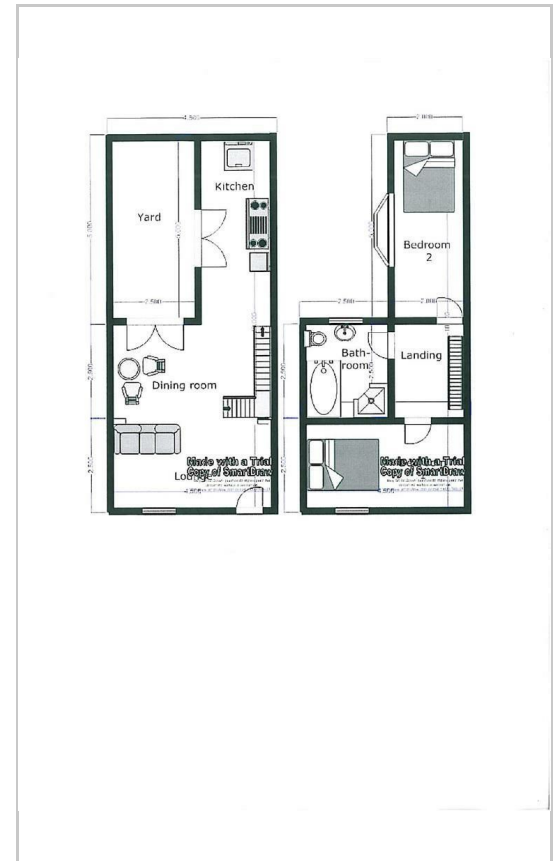
Energy Performance Rating

Epc Band E

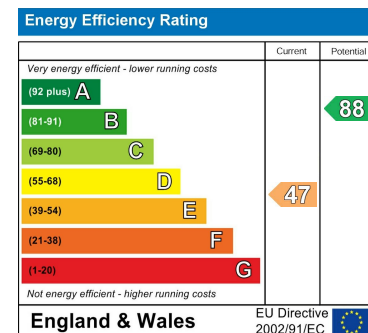
Area Map



Floor Plans



Energy Efficiency Graph



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