



## 2A & 2B Castle Mews

Rating Row, Beaumaris, LL58 8AF

Price Guide £315,000



A substantially refurbished and remodeled property divided into two self contained apartments, having a central town center location with the special benefit of two garages. Considered an excellent opportunity, with the ground floor apartment recently run as a holiday let and giving an excellent return. Both apartments have been refitted internally with new kitchen and bathroom fittings and are in excellent decorative order having individual gas central heating systems and are fully double glazed.

Originally built as the town's cinema, both apartments are a good size, and ideally positioned to take advantage of the town's busy and established holiday trade.



### 2B Castle Mews

A renovated and redesigned self contained one bedroom ground floor apartment, with separate access. Has until recently been utilized as a successful holiday let.

### Living/Kitchen 20'3" x 9'9" (6.18 x 2.98)

being open plan with an attractive light timber floor covering in a herringbone design throughout.

### Kitchen Area

Having a recently installed range of contemporary base and wall units in a white laminated finish with contrasting worktop surfaces and tiled surround. Integrated Zanuzzi induction hob with chrome extractor over and oven under. Slimline dishwasher and fridge. 1.5 bowl sink unit in a matching white finish with monobloc tap. Under pelmet lighting and ceiling lights, and modern Baxi gas fired central heating boiler with Hive control.

### Living Area

With a front aspect window with fitted blinds, two radiators, wall mounted tv connection and ceiling spot lighting.

### Bedroom 13'3" x 8'7" (4.04 x 2.64)

Having a continuation of the timber herringbone floor covering, front aspect window with blind and radiator under.

### En Suite Shower Room 6'6" x 6'0" (2.00 x 1.84)

Having a wide "double" shower enclosure with glazed surround and thermostatic shower control. Wash basin in a vanity unit with mirror/light/shaver point over, towel radiator.

### 2A Castle Mews

A spacious maisonette apartment on two floors having its own external access, giving spacious living accommodation and again having been recently refurbished to a good standard.

### Conservatory Entrance 9'10" x 6'6" (3.00 x 2.00)

Being a good size with ample space to keep coats and shoes, with a double glazed surround, and patio sliding door to:-

### Kitchen 11'2" x 10'7" (3.42 x 3.24)

Having a newly installed range of base and wall units in a white laminated finish with contrasting worktop surfaces and tiled surround. Extended timber breakfast bar with 4 stools. Integrated Bosch induction hob with chrome extractor over and oven under. Recess for a dishwasher and space for a fridge/freezer. 1.5 bowl sink unit with monobloc tap. Glazed display wall units with internal lighting, tall radiator. Ideal gas fired central heating boiler.

### Study 10'7" x 6'8" (3.25 x 2.05)

Also suitable as an occasional bedroom having a rear aspect window with radiator under, wall shelving.

### Inner Hall

With staircase to the first floor.

### Living Room 18'11" x 13'3" (5.77 x 4.06)

A spacious living area having a large front aspect window to give good natural daylight. Wall mounted cabinet, two radiators, two pendant lights.

### Bathroom 7'5" x 6'0" (2.27 x 1.85)

having a recently installed suite in a contrasting white/grey finish to include an oval freestanding metal bath with mixer hair shower attachment. wash basin in a grey vanity unit with mirror/light over, WC, timber paneled walls, towel radiator.

### Second Floor Landing

### Bedroom 1 16'10" x 9'8" (5.14 x 2.97)

Having a large front aspect window with views of the Church and nearby fields. 3 pendant lights, radiator.

### Bedroom 2 16'2" x 7'0" (4.95 x 2.14)

With a large rear aspect window giving townscape views, radiator.

### Shower Room 6'5" x 4'7" (1.96 x 1.40)

with a modern corner shower enclosure with thermostatic shower control, wash basin in a vanity unit with mirror front cabinet over, WC, radiator.

### Outside

Adjacent to the Conservatory entrance there is a small concreted yard area large enough to allow to sit outside. Bin storage area.

### Double Garage 19'4" x 20'4" (5.90 x 6.20)

Having two up and over doors and divided internally with connecting opening. Access to services including meters.

### Services

All mains services connected, with gas and electric separately metered for both flats. Individual gas central heating to both flats.

### Tenure

The property is understood to be freehold and this will be confirmed by the vendors' conveyancer.

### Energy Efficiency

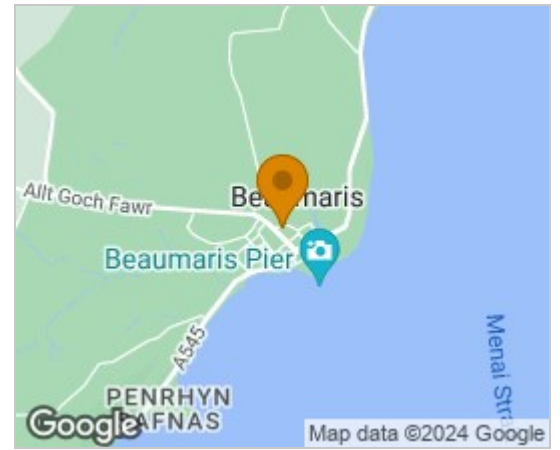
Both apartments are individually classified Band C

### Council Tax

2A Castle Mews: Band B

2B Castle Mews: Band B

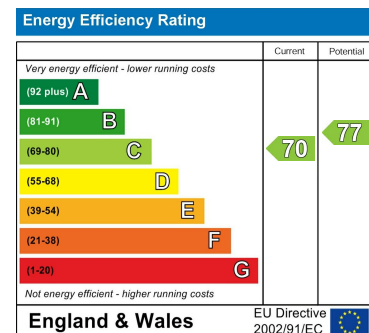
## Area Map



## Floor Plans



## Energy Efficiency Graph



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