



## 43 Bryn Lane

, Beaumaris, LL58 8EF

£229,950



Mid terraced two bedroom character cottage located in a pleasant location and within minutes of the waterfront with stunning views.

The well presented and modernised accommodation briefly comprises: Open plan lounge/kitchen diner, shower room/WC, former outside yard area now with pitched roof and utilised as a sun room and two double bedrooms to the first floor.

Benefiting from PVC double glazed windows and gas combi central heating system.

No Onward Chain - Viewing Recommended.



## Ground Floor Entrance

Timber part glazed entrance door opening to:

## Open Plan Lounge/Kitchen Diner 16'10" x 14'0" (5.14 x 4.26)

Spacious open plan room comprising fitted kitchen with timber fronted wall and base storage units, wood effect work surfaces and tiled splash backs. One and a half bowl ceramic sink with chrome swan neck monobloc mixer tap. Integrated slim-line dishwasher and space for stand up fridge freezer. Laminated wood flooring, contemporary radiator, two pendant lights and five directional lights to the ceiling. Balustrade staircase to the first floor with built-in storage cupboard beneath. PVC double glazed window to the front elevation. Opening to:

## Inner Hall

Continuation of the laminated wood flooring and pendant light.

## Shower Room/WC 7'8" x 5'4" + Deep Recess (2.33 x 1.62 + Deep Recess)

Modern three piece suite comprising: Walk-in double shower cubicle with 'Bristan' thermostatically controlled shower unit, button flush WC and pedestal wash hand basin with chrome mixer tap. Cushion vinyl floor covering, radiator, single glazed window and extractor fan.

## Sun Room 10'7" x 6'11" (3.22 x 2.11)

Former yard area, now with polycarbonate pitched roof, power/light and plastic decked flooring. Timber exit door to the front.

## First Floor

With Pendant light.

## Bedroom 1 11'2" x 10'11" (3.41 x 3.33)

Double bedroom with front aspect PVC double glazed window. Recess with shelf and clothes rail. Radiator, laminated wood flooring, access hatch to roof space and pendant light.

## Bedroom 2 13'9" x 6'6" (4.19 x 1.97)

Side aspect PVC double glazed window. Radiator, two wall light points and pendant light. Laminated wood flooring. Cupboard housing the wall mounted 'Worcester 24i Junior' gas combi boiler.

## Tenure

Freehold.

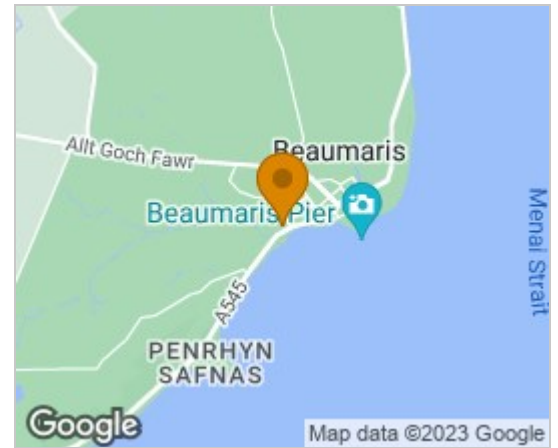
## Services

All mains services connected.

## Energy Performance Rating

Band E.

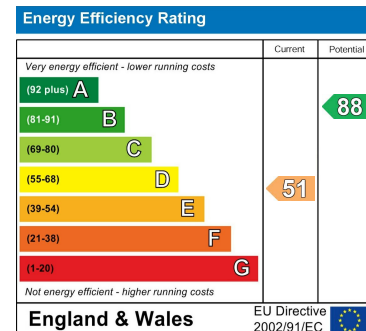
## Area Map



## Floor Plans



## Energy Efficiency Graph



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