



18 Church Street

, Beaumaris, LL58 8AB

£299,950



UNDER OFFER

A substantial three storey town house with the benefit of a large garden, with the ground floor presently utilized as a shop unit with a self contained four bedroom flat to the upper floors. Centrally positioned in the town centre within an established trading area, the property gives the flexibility of a running a small shop suitable for a variety of uses with spacious living accommodation over. Alternatively, it could be an excellent investment opportunity with two sources of rental income.

The flat is double glazed and has gas central heating, but is in need of some modernisation, and is considered well priced for such a substantial property.



Ground Floor Shop

Sales Area 13'9" x 12'0" (4.21 x 3.67)

Having a wide front display window and independent access door. Laminated floor, picture rail, ceiling spotlighting. Door through to:-

Rear Sales/Office 12'8" x 8'2" (3.88 x 2.49)

Having a built in wall cupboard, laminated floor, rear access door to garden and canteen.

Flat

Being independent of the shop with separate access to front and rear and individually metered, although a former connecting door has been closed up and could be re-opened.

Entrance Hall

With front Vestibule area, staircase to the upper floors and door to Cellar. Radiator

Ground floor Kitchen 12'7" x 8'11" (3.85 x 2.74)

Having an older range of base and wall units to include a stainless steel sink unit. Space for a cooker with extractor over and plumbing for a washing machine. Modern wall mounted Worcester gas fire combination central heating boiler. Radiator, door to the rear garden.

Cellar

Comprising of two good sized rooms with limited headroom.

Split Level First Floor Landing

With staircase to the second floor and wall cupboard.

Living Room 15'9" x 13'11" (4.82 x 4.25)

Having two front double glazed sash style windows giving good natural daylight. Tiled fireplace and hearth, tv and telephone connections, radiator.

Bedroom 1 12'9" x 8'11" (3.89 x 2.74)

Having the original painted slate fireplace opening with cast iron fire basket, wash hand basin, radiator.

Bathroom 9'5" x 6'7" (2.89 x 2.03)

Having a white suite comprising of a steel panelled bath with electric shower over. Wash hand basin, radiator. Full length fitted storage and linen cupboards. Separate WC.

Second Floor Landing

Being a good size.

Bedroom 2 12'11" x 9'10" (3.95 x 3.01)

With rear aspect window with views. Original painted slate fireplace surround with cast iron fire basket. Radiator.

Bedroom 3 13'11" x 7'9" (4.26 x 2.37)

Again with the original painted slate fireplace surround with cast iron fire basket, radiator

Bedroom 4 10'8" x 7'8" (3.27 x 2.35)

With front aspect window and radiator.

Outside

The property enjoys a good sized rear garden with rear pedestrian access to an access lane.

Mostly lawn with shrubs and bushes.

Canteen 10'4" x 7'6" (3.16 x 2.31)

Rebuilt circa 2009 and presently used by the shop as a small kitchen with partitioned WC.

Services

All mains services connected, and separate electric and gas meters.

Gas central heating to Flat.

Tenure

The property is understood to be Freehold and this will be confirmed by the Vendors' conveyancer.

Council Tax

Flat: Band D.

Shop Ratable Value: £3700.00 (No Rates paid via Small Business Relief)

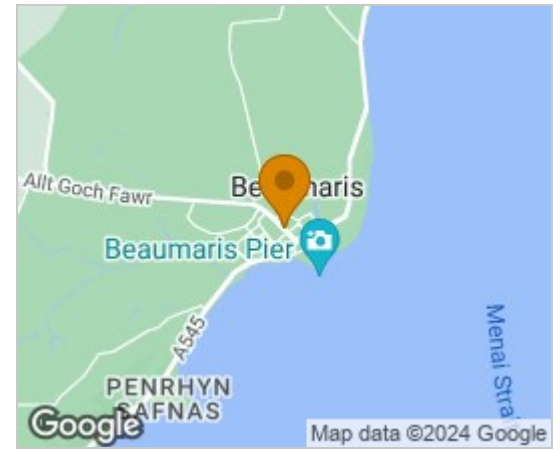
Energy Efficiency

Shop Band:

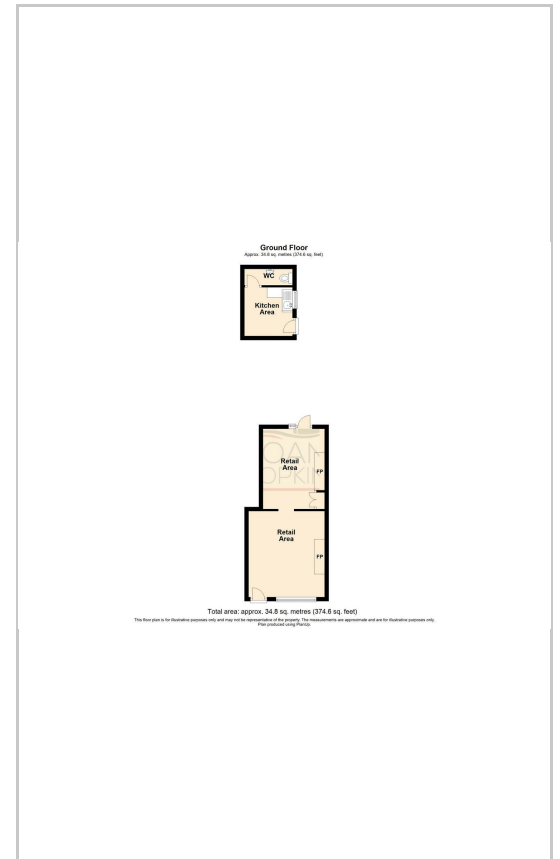
Flat Band D

Shop Band E

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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