



12 Rose Hill

, Beaumaris, LL58 8EN

£175,000



UNDER OFFER

A neat inner terrace house centrally situated in a quieter area of the town, close to the historic Gaol, and a five minute walk to the sea front. A feature of the property is the lovely rear garden which enjoys a southerly outlook. Whilst in need of some upgrading, the property is considered a good project having two reception rooms, kitchen, one bedroom and spacious shower room.

Sold with no onward chain.



Entrance Hall

Having a timber front door, staircase to the first floor, storage heater and telephone connection.

Sitting Room 10'0" x 9'4" (3.07 x 2.85)

With a front aspect window looking towards the Gaol. Wall mounted gas fire, tv and telephone connection.

Living Room 10'11" x 8'8" (3.34 x 2.66)

Having a rear aspect window overlooking the garden. Built in cupboard with display shelving over, storage heater, understairs store cupboard.

Kitchen 10'7" x 5'8" (3.23 x 1.75)

Having a good range of base and wall units in a laminate timber finish with worktop surfaces and stainless steel sink unit under a rear aspect window overlooking the rear garden, and complimented by a further side window. Integrated ceramic hob with concealed extractor over and oven under. Space for a washing machine and fridge/freezer. Timber effect tiled floor, extractor fan and double glazed door to a rear paved patio.

First Floor Landing

Bedroom 12'8" x 10'2" (3.88 x 3.10)

With front aspect window overlooking the Gaol. Cast iron former fireplace surround, wash hand basin with tiled splash back and mirror over. Fitted wardrobe.

Shower Room 10'11" x 7'1" (3.33 x 2.18)

Having a corner shower cubicle with electric shower control, wash hand basin with light and shaver point, WC. Two fitted cupboards one housing the hot water cylinder with shelving. Electric towel radiator and wall mounted electric fan heater.

Outside

Set slightly back off the road, there is a small front graveled fore-yard. A feature of the property is the spacious rear garden which enjoys a southerly aspect, having two patio areas and a lawn with a lovely southerly aspect. Included is a newly built timber garden shed.

Services

All mains services connected.

Tenure

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

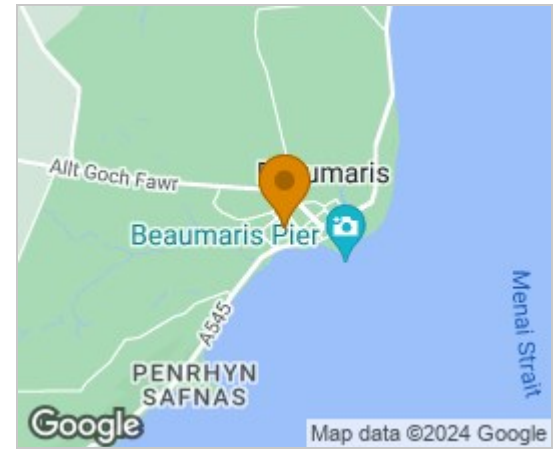
Council Tax

Band C

Energy Performance

Band E

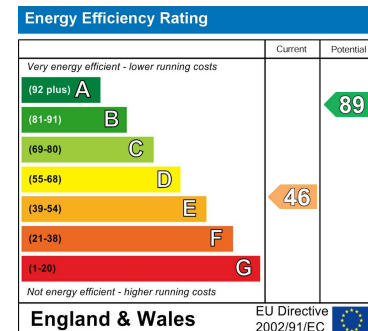
Area Map



Floor Plans



Energy Efficiency Graph



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