



6 Rose Hill, Beaumaris, LL58 8EN

£310,000

'A delightful and modernised terraced cottage set within the historic town of Beaumaris offering well presented accommodation, in a quieter area of town yet very conveniently situated and a short walk to the sea front, busy shopping area and Castle. The extended accommodation offers a sitting room which has feature timber effect flooring extending to the kitchen/dining area, leading to a modern shaker style kitchen being fully fitted and open to a spacious dining area which overlooks the rear garden.

The first floor has 2 double bedrooms and a quality bathroom. The cottage has a paved patio area which opens out to the sunny rear south facing garden.

A character cottage within this popular town which is being sold with no ongoing chain'

Living Room 12'7" x 10'11" (3.84 x 3.32)

With a former fireplace inglenook, front aspect double glazed window, and double glazed front door, tv and telephone connection point, radiator, timber effect floor covering.

Kitchen/Dining Room 20'10" x 9'9" (6.35 x 2.96)

Being open plan and enjoying excellent natural daylight from the pvc double glazed rear French doors which open onto the rear patio.

Kitchen Area

Fully fitted and modern range of base and wall kitchen units in a light cream laminated finish with contrasting timber worktop surface and tiled surround. Integrated fittings to include a gas hob with stainless steel extractor hood over and electric oven under. Integrated fridge freezer, and washing machine. Laminated timber floor covering extending into the dining area, inset ceiling spot lights, stairs to the first floor with store cupboards under.

Dining Area

Being a light area with a pleasant rear outlook over the garden. Radiator.

First Floor Landing

With radiator, cupboard housing a gas fired combi central heating boiler, ceiling spotlight.

Bedroom One 11'11" x 10'10" (3.62 x 3.30)

With front aspect double glazed window, cast iron fireplace (not in use) radiator, tv areal point.

Bedroom Two 9'9" x 9'8" (2.96 x 2.94)

With rear aspect double glazed window, radiator.

Bathroom 10'3" x 6'6" (3.13 x 1.97)

Modern stylish suite in white and with light floor covering and comprising of a panelled bath with mixer shower attachment and glazed shower screen, and contrasting black wall tiles. Wash hand basin with mirror over and nearby shaver point. w.c. Chrome towel radiator, black painted cast iron fireplace (not in use)

Outside

A feature of the property is the spacious rear garden area, enjoying a sunny southerly outlook, part laid to lawn with artificial grass surface for ease of maintenance and part tiled patio area adjacent to the rear kitchen french doors.. To the front is a slate tiled courtyard area..

EPC

Band C

Council Tax Band

Band C

Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors will confirm title.

Services

All mains services connected.
Gas central heating system

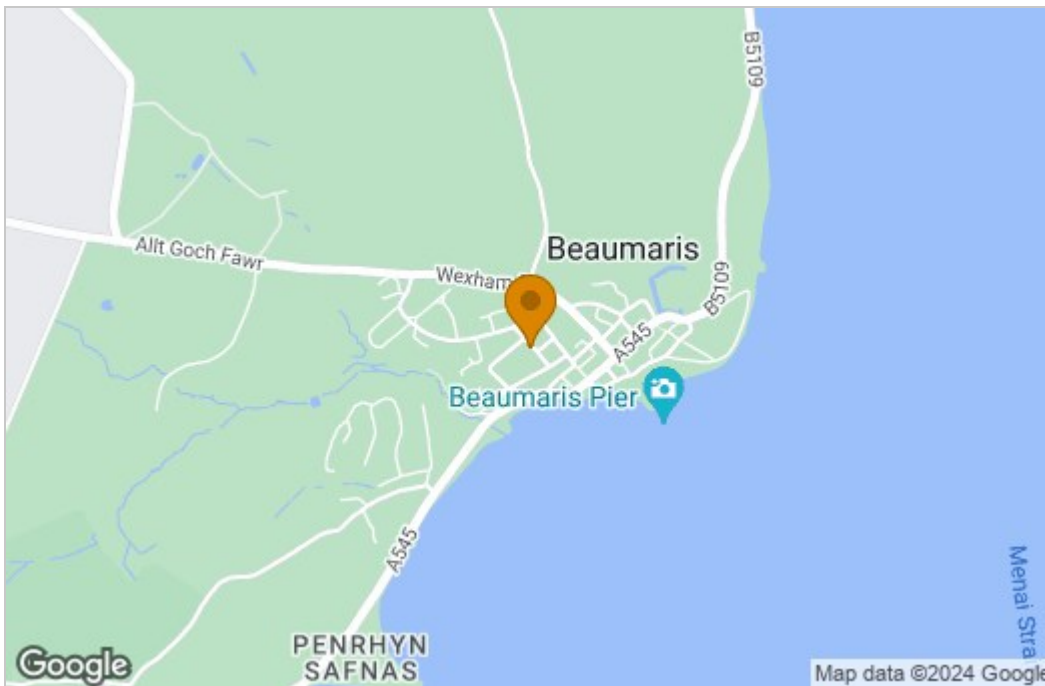
Floor Plan



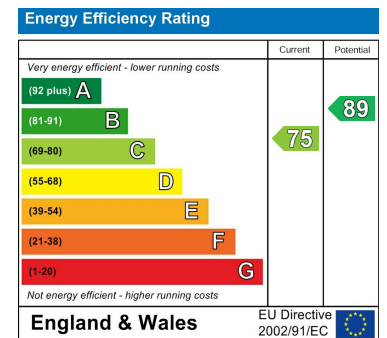
Total floor area 75.4 sq.m. (812 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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