



2 Plas Coch Terrace

, Beaumaris, LL58 8AD

£395,000



A beautifully presented four bedroom town house having over the years undergone significant improvement to give spacious family accommodation. The property has been significantly upgraded to include refitting the kitchen and amalgamating two rooms to give a superb farmhouse style kitchen. Both bathrooms have been replaced as well as other structural improvements such as re-wiring, re-plastering and modern gas central heating. To the rear is a pleasant garden area adjoining the Church yard.

The property is within easy walking distance of the sea front and local shops and available fully furnished by negotiation.



Entrance

Hardwood front door into the:

Vestibule

With part glazed door leading to:-

Lounge 22'3" x 13'4" (6.78 x 4.07)

With large bay window to front elevation, feature stained timber floor boards, radiator, TV aerial connection point, coved ceiling with inset lighting, two recessed former fireplaces and rear aspect window.

Inner Hall

With staircase to first floor, radiator.

Cloakroom

With wc and wash hand basin.

Kitchen/Dining Room 27'6" x 8'6" (8.38 x 2.58)

Being formerly two rooms and now offering a superb family area.

The kitchen has an extensive range of base and wall units in a white laminate finish with granite work surface over to include Franke white ceramic sink unit, integrated Miele hob with stainless steel Miele extractor over and oven under, integrated Miele dishwasher and space for washing machine and dryer. Tower larder unit with adjoining cupboard housing fridge/freezer. High level radiator, quarry tiled floor. Velux window, stable door to rear.

The adjacent Dining area has a continuation of the quarry tiled floor and with ample room for a large dining table, radiator, inset ceiling lights, TV aerial connection point.

First Floor Landing

With radiator and staircase to second floor.

Bedroom 1 12'4" x 10'11" (3.77 x 3.33)

With large front aspect bay window allowing a good amount of natural daylight, high coved ceiling, radiator, former fireplace recess, TV aerial connection point.

Bedroom 2 10'10" x 9'1" (3.29 x 2.76)

With wall cupboard and separate under stairs store, radiator TV aerial connection point.

Shower Room 5'11" x 4'4" (1.80 x 1.31)

Having been recently upgraded to include a 'double' shower cubicle with electric shower unit and glazed door, WC and wash hand basin with contemporary wall mirror over, chrome towel radiator, fully tiled walls and floor, halogen ceiling lights and extractor fan.

Modern Bathroom 8'4" x 5'3" (2.53 x 1.60)

Having been recently fitted with a contemporary white suite comprising of a 'triangular' bath with electric shower over and glazed shower screen, WC and wash hand basin with contemporary mirror over, radiator, fully tiled walls and floor, inset halogen ceiling light and extractor fan. Spacious cupboard housing Worcester gas central heating boiler together with shelving.

Second Floor

With part restricted headroom.

Small Landing

Bedroom 3 12'4" x 10'11" (3.77 x 3.32)

With front elevation window enjoying distant rooftop views of Puffin Island. Cast iron former fireplace, radiator, storage cupboard, TV aerial connection point.

Bedroom 4 12'6" x 11'5" (3.80 x 3.49)

Enjoying a pleasant outlook from rear aspect window over the nearby Church. Radiator, fitted wardrobe, TV aerial connection point.

Outside

Rear courtyard with storage area leading to an 'off set' pleasant walled garden, paved for ease of maintenance, with ample space for patio table and chairs and pleasant aspect backing onto the Church. Excellent outdoor 'Office' of insulated timber construction measuring 2.42 x 2.20m with power and telephone connection provided. There is a shared 'right of way' path from front to rear providing easy access for refuse bins bicycles etc.

Tenure

Understood to be Freehold and to be confirmed by the Vendor's Conveyancer.

Services

All mains services connected. Gas central heating system.

Council Tax Band

Band D

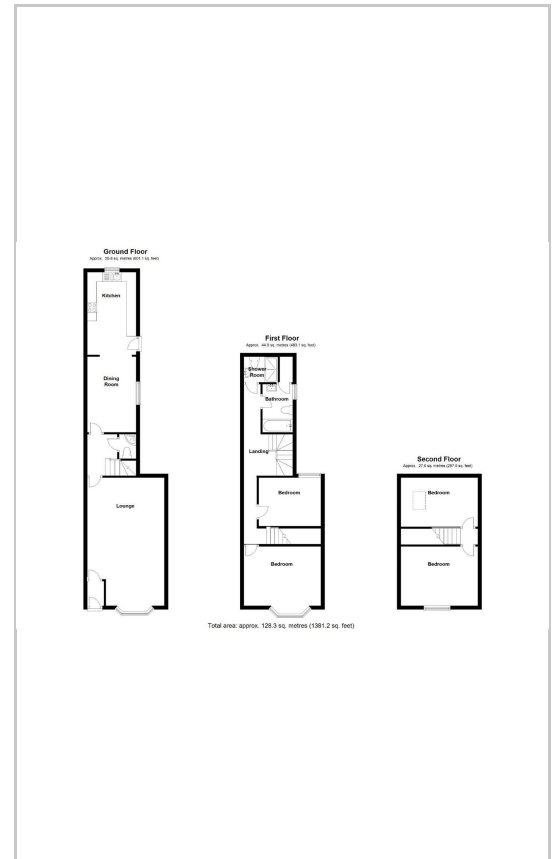
Energy Performance Rating

Epc Band D

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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Tudor Rose, 32 Castle Street, Beaumaris, Sir Ynys Mon, LL58 8AP

Tel: 01248 810847 Email: enquiries@joan-hopkin.co.uk <https://www.joan-hopkin.co.uk>