



4 Bunkers Hill, Beaumaris, LL58 8EP

£295,000

Beautifully refurbished and presented two storey Terraced Cottage situated in the heart of Beaumaris and just a short walk from amenities and the seafront. This is certainly a turn key property which could be moved into with no work required, inside or out. The attractive interior which has traditional timber sash windows to the front elevation offers a 22ft principal reception through room which has plenty of space for dining and also a focal fireplace housing a multi-fuel stove. The kitchen has patio doors opening to the rear garden, solid wood worktops, 'soft close' high gloss fronted doors and built-in appliances to include: Electric oven, gas hob, extractor and fridge. A further highlight is the garden located to the rear with stone store shed, raised beds and flagged pathway/patio, which will certainly make spending time outdoors a real joy. The property benefits from gas central heating, part double glazing and briefly comprises: Entrance Vestibule, Hall, Lounge Diner, Modern Kitchen, Landing, 2 Bedrooms and Contemporary Bathroom. Internal viewing highly recommended to fully appreciate the standard of finish throughout. Viewing strictly by appointment with the selling agent.

Ground Floor

Entrance Vestibule

Timber glazed door to vestibule with tiled flooring, pendant light, over head electric meter and consumer unit. Timber glazed door to:

Hallway

With continuation of tiled flooring, staircase to first floor landing, radiator and pendant light. Part glazed Oak door to:

Lounge Diner 22'0" x 9'5" (6.70 x 2.87)



A through lounge diner with front and rear windows, allowing natural light to this 22ft principal reception room which has plenty of space with a focal fireplace housing a multi-fuel stove set on slate hearth for those cosy winter evenings. Feature recess with Oak mantel above and slate hearth. Ample shelving, two pendant lights, two radiators and telephone point. Plinth cupboard under the front sash window housing the gas meter. Part glazed Oak door to:

Kitchen 8'11" x 7'11" + Recess (2.71 x 2.42 + Recess)



A modern style kitchen with Cream High Gloss fronted soft close wall and base units, finished with timber wood block work surfaces and complementary tiled splash backs. Integrated fridge, space for washing machine or dishwasher and built-in Lamona electric fan oven and gas hob with glass/stainless steel canopy extractor over. Lamona stainless steel single drainer sink unit with mixer tap. Under stairs storage cupboard. Tiled flooring, radiator and three directional spotlights to ceiling. Pleasant rear garden aspect through the timber fronted double glazed window and side exit french

doors allowing easy access to the beautifully landscaped enclosed rear garden.

First Floor

Landing



With Pendant light and Velux sky light allowing natural light to the stairs and landing area.

Bedroom 1 13'2" x 10'8" (4.02 x 3.26)



A spacious main bedroom with front aspect timber sash window, radiator and pendant light.

Bedroom 2 10'10" x 8'5" (3.30 x 2.57)



Double bedroom with timber framed double glazed window overlooking the rear garden. Radiator and pendant light.

Bathroom 8'11" x 7'4" max (2.73 x 2.24 max)



A contemporary bathroom comprising: Pedestal wash hand basin with mixer tap and tiled splash back, button flush WC and bath with mixer tap/shower attachment, tiled splash backs and glass shower screen. Vinyl cushion floor covering, extractor, electric shaver strip light and radiator. Timber framed double glazed window. Fitted linen cupboard with double doors, timber slatted shelving and wall mounted Worcester gas combi boiler.

Outside



The garden to the rear is a real afternoon sun-trap which has been purpose made to be attractive whilst being easy on maintenance. The paved nature of the garden offers neatly arranged and well-stocked raised beds with shrubbery and flowerbed borders. There's plenty of space for outdoor dining and there is also a useful lean-to stone store shed. Shed: 4' 9" X 11' 0" (1.45m X 3.37m).

Services

We are informed by the seller this property benefits from mains Water, Gas, Electricity and Drainage.

Tenure

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

Energy Performance Rating

Band C.

Listed Building

Grade II Listed building. A Grade 2 listed building is defined as a UK building or structure that is "of special interest, warranting every effort to preserve it". Buildings listed on the register are legally protected from being demolished, extended or significantly altered without special permission from the local planning authority.

Agents Notes

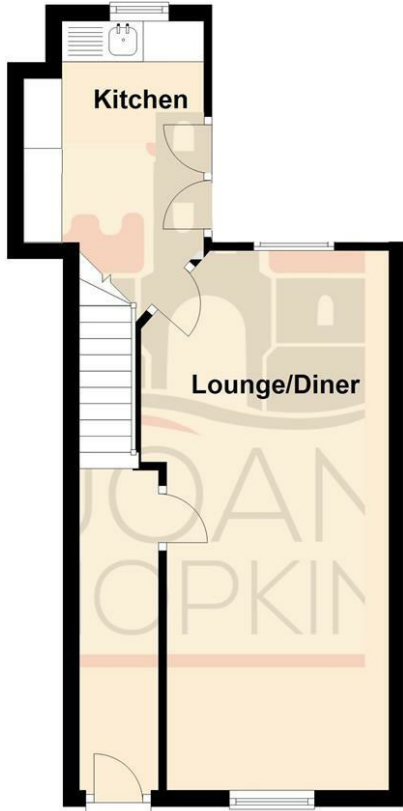
The property currently trades as a very successful holiday letting business and bookings far exceed the 182 day requirement for rating purpose.

The property has a Ratable Value of £2600 and as a consequence no rates are payable under the Government Small Business rates relief scheme.

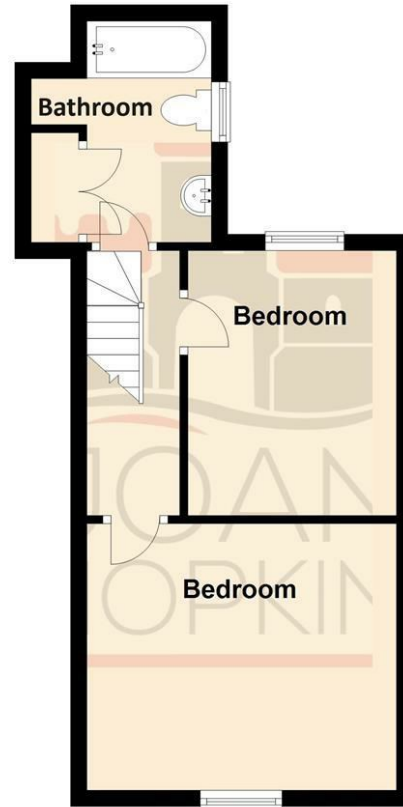
The property can be sold as a going concern with contents available by negotiation.

Floor Plan

Ground Floor



First Floor

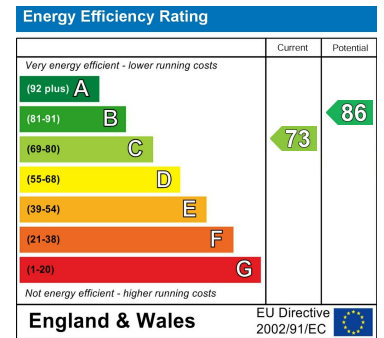


This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

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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