



## 1 Maes Hyfryd, Beaumaris, LL58 8EU

**£189,950**

A semi-detached ex local authority house located in the picturesque town of Beaumaris.

The accommodation briefly comprises: A through lounge with coal effect living flame gas fire, kitchen, ground floor shower room/WC and four first floor bedrooms. The accommodation benefits from PVC single glazed windows and gas central heating system.

One of the standout features of this property is the parking space for up to three vehicles, a rare find in this area.

Don't miss the opportunity to make this house your home. With its convenient location, comfortable living space, and convenient parking, this property in Maes Hyfryd is waiting to be discovered.

For sale with No Onward Chain - Contact us today to arrange a viewing.



### **Entrance Hall**

Wood effect PVC double glazed door opening to the entrance hall comprising: Staircase leading up to the first floor. PVC single glazed window to the side elevation. Radiator and coving to ceiling with light fitting.

### **Lounge Diner 17'9" x 11'8" (5.43 x 3.58)**



A through lounge with PVC single glazed windows to front and rear elevation. Timber fire surround housing coal effect gas fire with granite inset and hearth. Two radiators, two wall light points and coved ceiling with central light fitting. Door to:

### **Kitchen 10'6" x 6'3" (3.22 x 1.92)**



Matching wall and base storage units with granite effect work surface over and tiled splash backs. Stainless steel single drainer sink unit with mixer tap. Space under work top for fridge, freezer and washing machine. Vinyl floor covering. Under stairs storage cupboard. Fluorescent strip light to ceiling. Wall mounted 'Vaillant' gas combi boiler. PVC single glazed window and PVC double glazed exit door opening to the rear garden.

### **Shower Room/WC 5'4" x 5'1" (1.64 x 1.55)**



Modern suite comprising: Corner shower cubicle with 'Mira Jump' shower unit, button flush WC and pedestal wash hand basin. Electric shaver point and radiator. Vinyl floor covering and tiled splash backs. PVC single glazed window to front elevation.

### **First Floor Landing**

Access hatch to roof space. Ceiling light fitting.

### **Bedroom 1 12'8" x 9'5" (3.87 x 2.89)**



PVC single glazed window to front elevation. Fitted storage cupboard. Radiator, wall light point, pendant light and fan to ceiling.



**Bedroom 2 12'11" x 7'5" (3.94 x 2.28)**



PVC single glazed window to front elevation. Built-in storage cupboard. Electric heater, pendant light and fan/light to ceiling.

**Bedroom 3 12'11" x 6'5" (3.94 x 1.97)**



Rear aspect PVC single glazed window framing distant mountain views. Built-in storage cupboard. Pendant light.

**Bedroom 4 7'8" x 6'5" (2.34 x 1.97)**



PVC single glazed window to the rear elevation having distant mountain views. Pendant light.

**External**



Lawned front garden with floral borders, driveway parking to the side and rear lawned garden with access to Store Shed 2.44m x 1.21m Brick built with slate pitched roof, power and light.

**Tenure**

Understood to be Freehold and this will be confirmed by the Vendor's conveyancer.

**Services**

All mains services connected.  
Gas central heating system.

**Energy Performance Rating**

Band C.

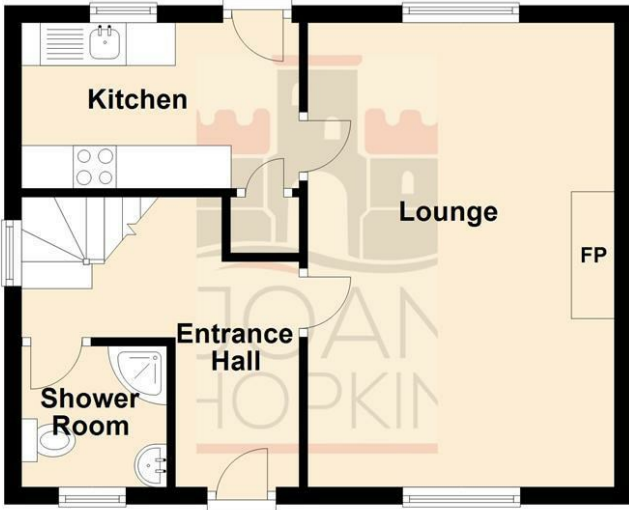
**Council Tax**

Band C.

# Floor Plan

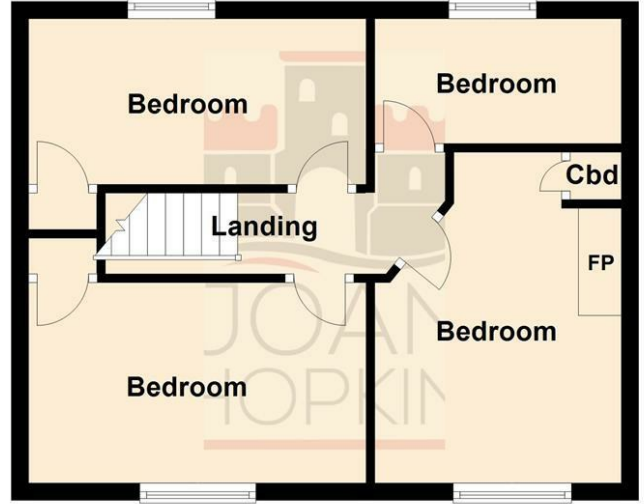
## Ground Floor

Approx. 37.3 sq. metres (401.9 sq. feet)



## First Floor

Approx. 37.2 sq. metres (400.3 sq. feet)



Total area: approx. 74.5 sq. metres (802.2 sq. feet)

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.

## 1 Maes Hyfryd, Beaumaris

## Area Map



## 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	64	
(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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