



The Old Barracks - Ground Floor Flat Rosemary Lane, Beaumaris, LL58 8ED

£195,000

A well appointed and upgraded ground floor apartment within a pretty Grade II listed building, situated on the edge of the town centre, and only about 100 meters to the sea front. The building once formed part of the Armoury to the town's Garrison, and has many interesting features. Benefiting from gas central heating, newly fitted kitchen and part of a pretty rear courtyard, the accommodation briefly comprises of: Open vestibule, entrance hall, shower room/WC, spacious lounge, modern kitchen/diner, double bedroom and utility room with external access. The current owners have obtained approval to convert the utility into a wet room/WC and convert the existing shower room into a small second bedroom (further details available).

Whether you're looking for a starter home or a cosy place to downsize, this flat on Rosemary Lane is sure to capture your heart. Don't miss the opportunity to make this charming property your own and enjoy the beauty of Beaumaris living.

Access via a former stable entrance door to the rear courtyard.

Entrance Open Vestibule

With wall light and slate flooring. Timber glazed door to the hallway.

Hallway

With wood effect laminated wood flooring, ceiling light, consumer unit and electric meter.

Shower Room/WC 8'2" x 6'6" (2.49 x 1.98)



White suite comprising of vanity wash hand basin, WC and large shower unit with Mira Excel thermostatically controlled shower unit. PVC double glazed window and radiator. Fitted storage cupboard.

Lounge 16'6" x 13'4" (5.03 x 4.06)



A spacious lounge with feature re-constituted stone fireplace and slate hearth. Timber glazed exit door and two timber framed single glazed windows, allowing a good amount of natural light. Radiator and ceiling light.

Kitchen Diner 12'2" x 9'6" (3.70 x 2.90)



A contemporary 'Benchmark' kitchen with fitted cupboards and solid oak work tops. Integrated 'Beko' washing machine, fridge, freezer and bins. Built-in 'Hotpoint' electric fan oven and 'AEG' ceramic hob with extractor over. Wood effect laminated flooring. Tall wall radiator. Five inset downlights and one ceiling light. Wall mounted Worcester gas combi boiler. Front aspect timber framed single glazed window.

Bedroom 1 12'6" x 11'0" (3.80 x 3.35)



Front aspect single glazed timber framed window. Two radiators and two ceiling lights. Recess with shelf.

Outside



Use of shared open courtyard area being secluded and providing an excellent area to relax and entertain. With shared access to neighbouring properties.

Utility Room

Within the property is a utility room which is accessed through an outer door, having power/light and plumbing for washing machine. (With approval to convert into a possible a second bedroom).

Services

All mains services connected.
Gas combi central heating system.

Council Tax

Band C.

Energy Certificate

Band D.

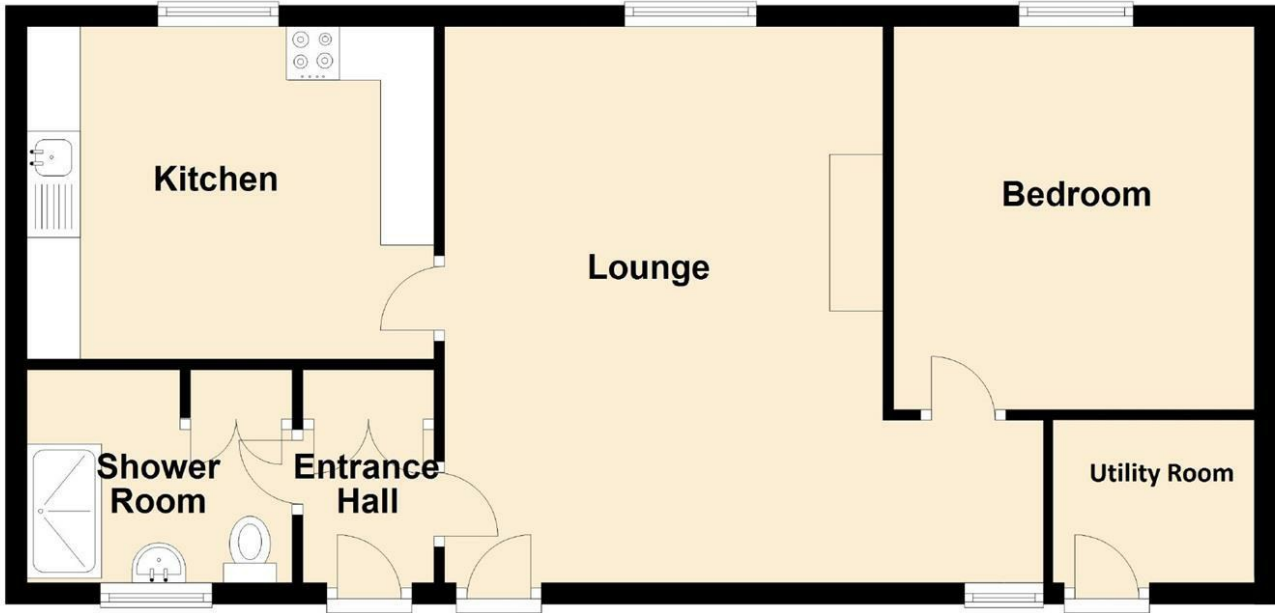
Tenure

Share of Freehold with upstairs flat.

Floor Plan

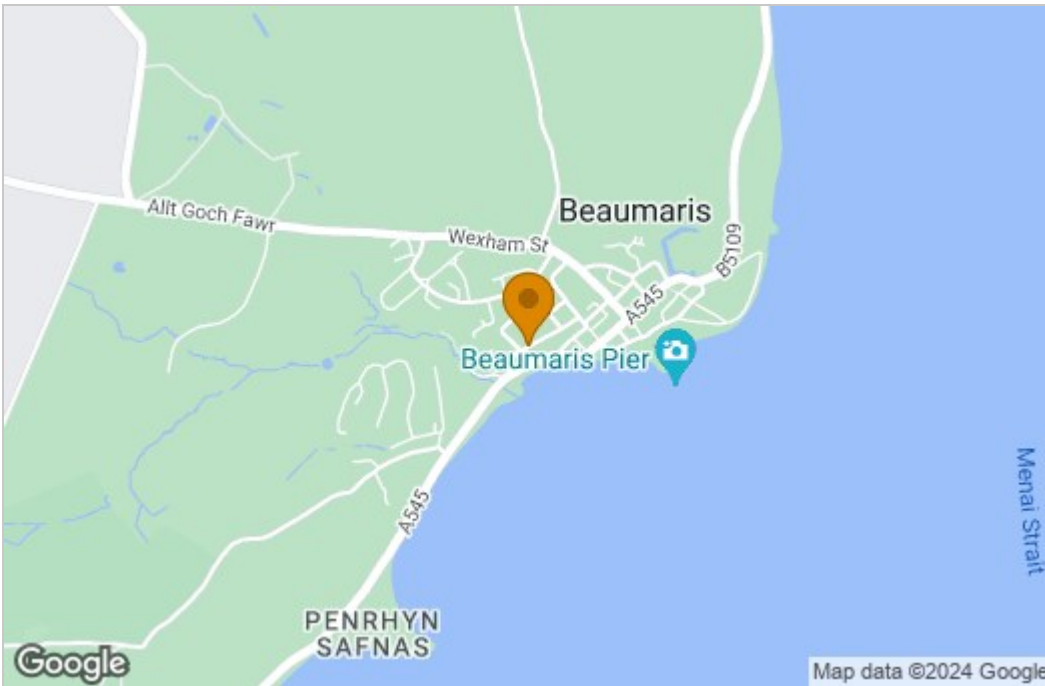
Ground Floor

Approx. 64.1 sq. metres (689.8 sq. feet)

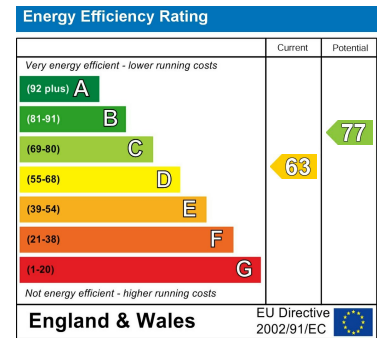


This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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