

71 Maes Hyfryd, Beaumaris, LL58 8HD

£189,950

SALE AGREED

Welcome to 71 Maes Hyfryd, Beaumaris - a charming location that could be the perfect setting for your new home. This delightful end terrace house, built in 1954, boasts a generous 1,025 sq ft of living space, offering ample room for comfortable living.

As you step inside, you'll be greeted by a spacious hallway, two inviting reception rooms, a modern kitchen, utility area, wet room/WC, first floor bathroom with a Japanese style deep soak tub and three cosy bedrooms, there's plenty of room for the whole family to unwind and make this house their own.

The post-war architecture adds character to the house, blending a touch of history with modern comforts - Book a viewing today and step into your future home!

Entrance Vestibule

With PVC double glazed entrance door. Tiled flooring and glazed inner door opening to:

Spacious Hall



With dog leg staircase to the first floor, ample coat and storage space, radiator and wood effect vinyl floor covering.

Living Room 15'3" x 10'0" (4.66 x 3.04)

Enjoying a good amount of natural daylight from two dual aspect PVC double glazed windows. Former fireplace opening having a fitted gas fire. Tv and telephone connection points. Vinyl wood effect floor covering.

Dining Area 9'11" x 8'6" (3.02 x 2.58)



A dual aspect room with a large opening to the kitchen area. Two built-in cupboards, radiator and vinyl wood effect floor covering.

Kitchen 7'6" x 6'9" (2.28 x 2.07)



A modern 'Wren' kitchen having cream fronted soft closing wall and base storage units with wood effect work top over and tiled splash backs. Inset stainless steel sink unit with monobloc mixer tap. Integrated fridge, 'Zanussi' electric cooker and ceramic induction hob with stainless steel canopy extractor over. Vinyl wood effect floor covering. Window and door to:

Rear Hall/Utility Room 9'1" x 3'1" (2.78 x 0.96)

With PVC double glazed door to the rear garden. Wall mounted 'Potterton' gas condensing central heating boiler, and space under work top for a washing machine. Velux window, non slip flooring and door to:

Wet Room/WC 9'3" x 5'11" (2.81 x 1.80)



Having a corner shower unit with Triton electric shower, pedestal wash hand basin and WC. Radiator, extractor, non slip flooring, PVC double glazed window and Velux window.

First Floor Landing

With built in cupboard. Access hatch to the spacious insulated roof space.

Bedroom 1 15'3" x 10'0" (4.64 x 3.06)



A spacious double bedroom enjoying good natural daylight from two dual aspect PVC double glazed windows. Former tiled fireplace and hearth, radiator.

Bedroom 2 10'5" x 9'11" (3.17 x 3.03)



A light and sunny room with two dual aspect PVC double glazed windows. Radiator.

Bedroom 3 10'5" x 7'5" (3.17 x 2.25)



PVC double glazed window. Radiator.

Bathroom/WC 6'4" x 5'7" (1.92 x 1.71)



Having a Japanese deep soak tub with 'Triton' electric shower over. WC and pedestal wash hand basin. Vinyl wood effect floor covering. Radiator and wall mounted electric heat lamp. Timber framed single glazed window.

Outside

Front open lawn area and rear private garden with separate access.

Services

All mains services. Gas central heating.

Tenure

Understood to be Freehold and this will be confirmed by the vendors.

Council Tax Band

Band C.

Energy Performance Rating

Band C.

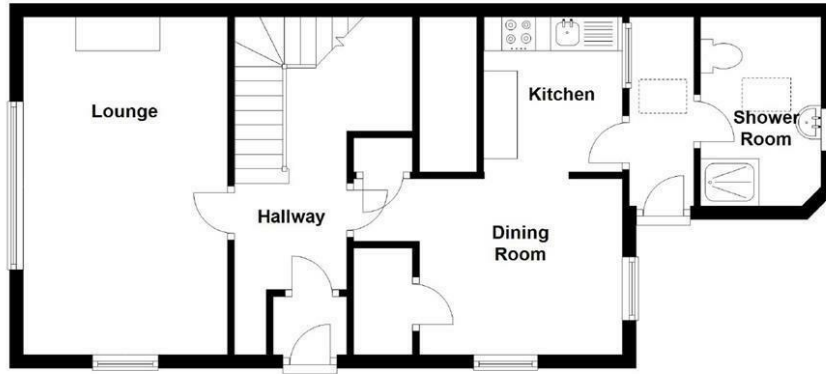
Agents Note

Redecorated externally with new fascias and guttering - July 2024.

Floor Plan

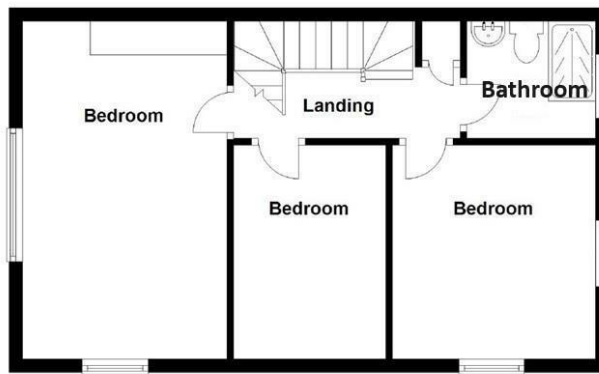
Ground Floor

Approx. 52.7 sq. metres (567.3 sq. feet)



First Floor

Approx. 42.5 sq. metres (458.0 sq. feet)

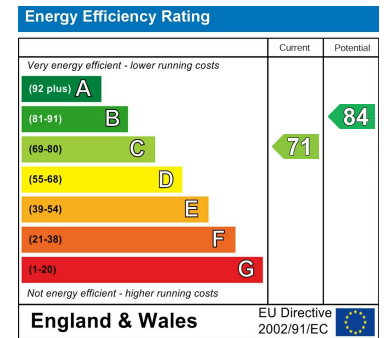


Total area: approx. 95.3 sq. metres (1025.3 sq. feet)

Area Map



Energy Efficiency Graph



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