



## **Gwel Y Mor 65 New Street, Beaumaris, LL58 8EG**

**£280,000**

A nicely modernised three bedroom end of terrace house, enjoying fine sea and mountain views from the upper floors and centrally positioned within the town, being a short walk to the sea front. Having been significantly upgraded over the last two years, the property is in "turn key" condition and is presently utilised as a holiday let, grossing around £25,000 per annum and available as a "going concern" if required with contents available if required.

The accommodation is over 3 floors, having a living/dining room with gas stove and modern kitchen with integrated fittings on the ground floor and to the upper floors are 3 bedrooms, refitted Shower room and cloak room with WC. Low maintenance rear garden and elevated patio garden.

Well worthy of inspection and ideally suited as a holiday let investment.

### Living/Dining Room 14'0" x 12'10" (4.28 x 3.92)



Having a feature inglenook style fireplace recess with fitted gas stove on a tiled hearth and timber mantle, and wall mounted tv fixings over. Light timber laminated floor covering, front aspect window and telephone connection.

### Inner Hall

with storage cupboard.

### Kitchen 10'4" x 9'3" (3.16 x 2.83)



Being fully fitted with a good range of modern base and wall units in a white laminate finish with contrasting timber worktop surfaces over and tiled surround. Integrated ceramic hob with chrome extractor over, and eye level oven and integrated fridge/freezer, and dishwasher and recess for the washing machine. Light timber laminated floor covering, cupboard housing a Worcester gas central heating boiler, radiator and double glazed door to the rear.

### Rear Hallway

PVC double glazed window, laminated wood flooring, radiator and under stairs storage cupboard. Stairs leading up to the half landing.

### Half Landing



Leading to:-

### Separate WC 4'6" x 3'2" (1.37 x 0.97)



With button flush WC and wall mounted wash hand basin. Fully tiled walls.

### First Floor Landing

PVC double glaze window, pendant light and staircase leading up to the second floor.

**Bedroom 1 13'3" x 7'4" + recess for door (4.04 x 2.23 + recess for door)**



Double bedroom with two PVC double glazed window to the front elevation, and two radiators under. Timber laminated floor covering and attractive timber wall panelling. Wall mounted tv connection.

**Shower Room/WC 8'9" x 5'1" (2.67 x 1.54)**



Having a modern suite complimented by fully tiled walls and floor, and with a full width walk in shower enclosure with twin head thermostatic shower control. Vanity unit with storage and enclosing a wash basin with mirror/light over, WC. towel radiator.

**Half Landing.**

Giving a small seating/reading area to a recess

**Second Floor Landing**

**Bedroom 2 12'3" x 6'8" (3.74 x 2.05)**



Front aspect PVC double glazed window framing distant sea and mountain views. Timber laminated floor covering, attractive timber wall panelling, radiator.

**Bedroom 3 9'2" x 6'5" (2.80 x 1.97)**



PVC double glazed window with fine views towards the sea and mountains. Timber laminated floor covering, wall panelling and radiator.

**External**



Low maintenance rear yard area with shared concrete stairs leading up to an elevated patio area.

**Tenure**

The property is understood to be freehold, and this will be confirmed by the vendors' conveyancer.

## **Energy Performance Rating**

Band D

## **Services**

All mains services connected.

Gas central heating.

## **Council Tax**

The property is eligible for Small Business Rates relief with no rates presently payable. The property consistently exceeds the 182 requirement for full rates relief.

Ratable Value £3050.00

## **Holiday Letting**

The property is presently used as a very successful Air BnB. It grosses about £25,000 a year. It consistently exceeds the 182 day requirement for full rates relief.

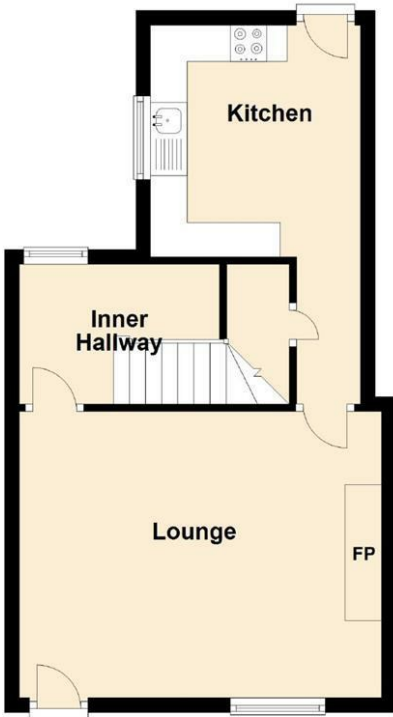
The property can be purchased as a going concern to include contents by negotiation.

Given its use, please give good notice of intention to view so that it can be undertaken at changeover.

# Floor Plan

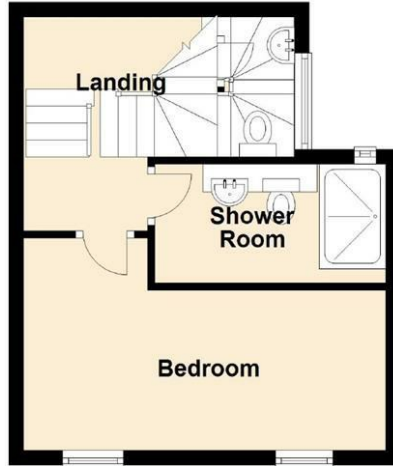
## Ground Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



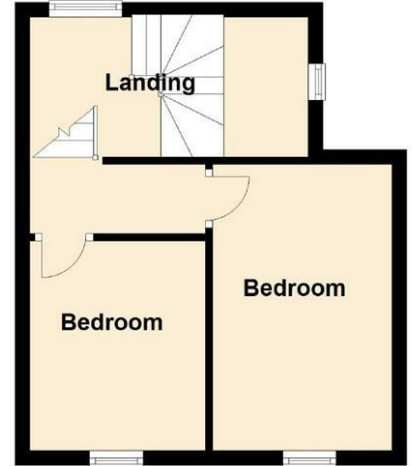
## First Floor

Approx. 26.9 sq. metres (289.4 sq. feet)



## Second Floor

Approx. 27.1 sq. metres (291.6 sq. feet)

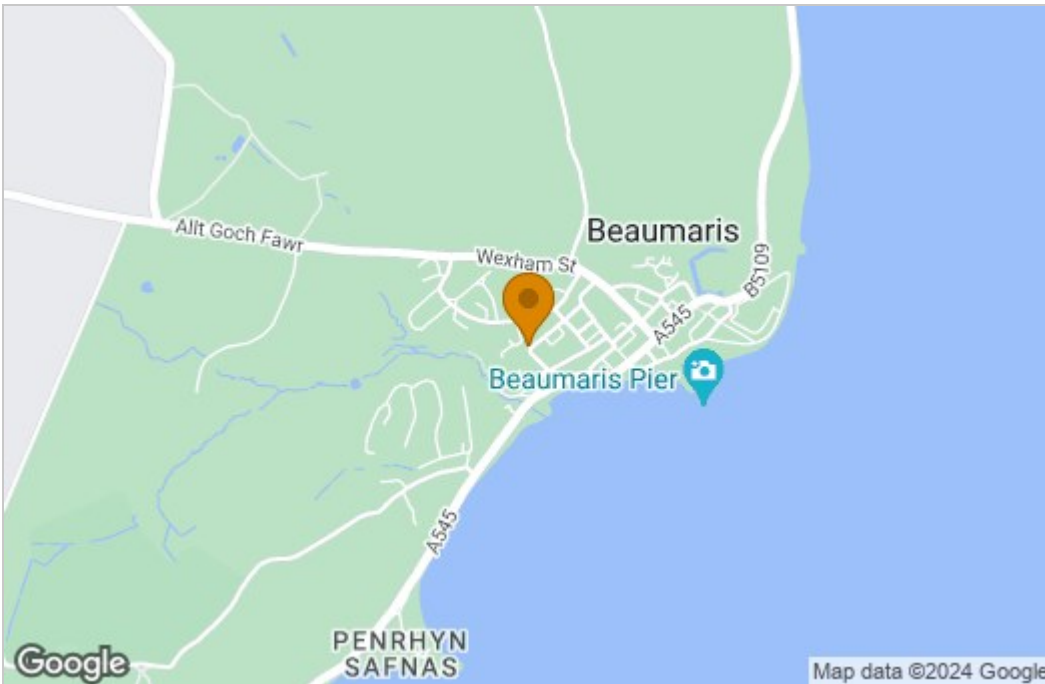


Total area: approx. 91.3 sq. metres (982.3 sq. feet)

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.

**65 New Street, Beaumaris**

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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