



## Awelon Rating Row, Beaumaris, LL58 8AF

**£235,000**

An interesting and character semi detached town house, very centrally located within the town, being a short walk to the town centre, sea front and Castle, and having the sought after feature of a spacious garage.. Designed with the living accommodation on the first floor, to take advantage of the fine townscape vista and distant mountain top views, especially from the first floor balcony, the accommodation provides two bedrooms and refitted shower room on the ground floor and a spacious living room and kitchen on the first floor with access onto a large balcony area. It has gas central heating and is mostly double glazed, and is sold with no onward chain.



### Ground Floor Entrance Hall



Having a double glazed entrance door and side panel, two radiators, spacious understairs storage. Internal door to the garage.

### Bedroom 1 12'1" x 9'10" (3.70 x 3.02)



With a front aspect window with radiator under. Good length fitted traditional style wardrobe.

### Bedroom 2 9'2" x 8'7" (2.80 x 2.63)



With rear aspect window with radiator under. Fitted traditional wardrobe.

### Shower Room 7'4" x 5'4" (2.24 x 1.63)



Having been recently upgraded with a white suite comprising of a full width shower enclosure with Mira thermostatic shower control and glazed shower screen. Wash hand basin in a vanity cupboard and oval mirror over, WC. Towel radiator, fully tiled walls and floor.

### First Floor Kitchen 13'6" x 7'9" (4.12 x 2.38)



Having a good range of painted timber base and wall units with worktop surfaces and mostly tiled surround. Recess for a gas cooker with concealed extractor over, space for a fridge/freezer and washing machine. Cupboard housing an Ideal gas fired central heating boiler, radiator. Double opening doors onto the balcony over the Garage.

## Living Room 18'7" x 11'8" (5.67 x 3.56)



With two front aspect windows giving a fine outlook over the town towards the mountains. Fireplace surround with fitted gas fire, small cupboard with tv connection over and wall shelves. Radiator, telephone connection.

## Outside



Access off a private unadopted lane to the rear of Rating Row leads to the Garage. Wide paved access with flower border and outside light. Good sized balcony over the garage with security screens and giving a fine outlook over the town towards the Snowdonia mountains.

## Garage 16'0" x 10'9" (4.90 x 3.28)



With a recently installed electric roller door and internal door to the Hallway. Power and light and good headroom (2.2 meters) for a larger vehicle.

## Services

All mains services connected.  
Gas fired central heating and mostly double glazed windows and doors.

## Tenure

The property is understood to be Freehold and this will be confirmed by the Vendor's conveyancer.

## Council Tax

Band E

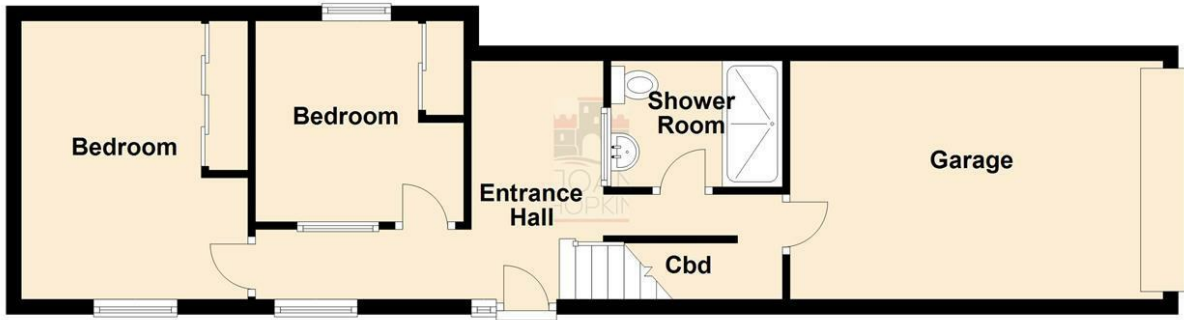
## Energy Certificate

Band E

# Floor Plan

## Ground Floor

Approx. 56.2 sq. metres (604.9 sq. feet)



## First Floor

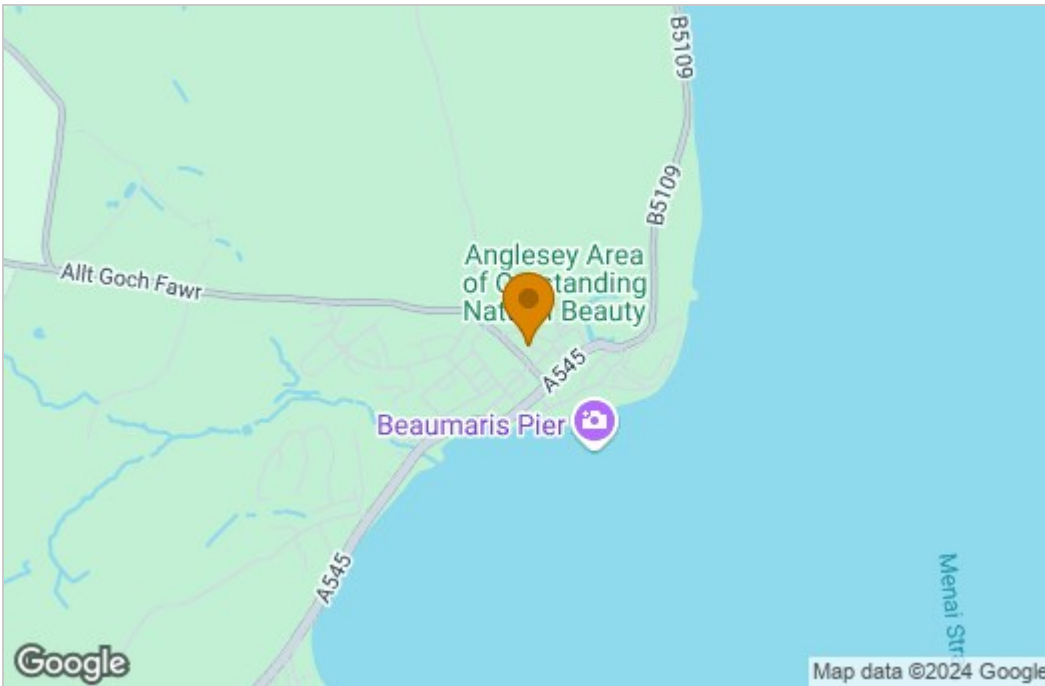
Approx. 35.2 sq. metres (378.5 sq. feet)



Total area: approx. 91.4 sq. metres (983.4 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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