



## Ashlea Cottage , Beaumaris, LL58 8UD

**£325,000**

A delightful detached two bedroom country cottage, situated within spacious and private gardens of about a fifth of an acre, and enjoying a rural location within the village. Retaining some character features, the cottage is in need of some modernisation, but has the benefit of oil central heating, a large detached garage and a Willerby static caravan. The accommodation provides for a Porch, Living Room, Kitchen, 2 double bedrooms and shower room. Part double glazing and central heating.

Llandona is a rural village about a mile to the sea and just over two miles to the historic seaside town of Beaumaris.  
For Sale with no onward chain.



### Entrance Porch

With pvc entrance door, tiled floor. Worcester oil fired central heating boiler.

### Living Room 17'9" x 11'9" (5.42 x 3.59)



Having a feature stone inglenook fireplace with tiled surround and timber lintel and housing a wood burning stove. Two rear aspect windows, radiator, tv and telephone points.

### Kitchen 12'1" x 11'4" (3.69 x 3.47)



Having an older style range of base and wall units in a dark timber finish with timber worktop surfaces and sink unit. Integrated ceramic hob with oven under and recess for a washing machine. Tiled floor.

### Rear Porch

With door to the rear garden.

### Rear Corridor

Giving access to:-

### Bedroom 1 14'5" x 9'0" (4.41 x 2.76)



Having a full length range of traditional style wardrobes to one wall. Wash basin, front aspect window and radiator.

### Bedroom 2 12'2" x 11'3" (3.73 x 3.44)



Having dual aspect windows, radiator.

### Shower Room



Having a suite in white comprising of a large walk in shower enclosure with glazed doors and

thermostatic shower control, and fitted seat. Wash basin and WC in a timber vanity cupboard. Tiled walls and floor, Airing cupboard.

Band E.

### Outside



A feature of the cottage are the spacious gardens extending to about a fifth of an acre, as shown on the plan.

A private shared drive leads to a concreted parking area for two cars and leads to a spacious detached garage.

The gardens are mostly to the front being secluded and giving a good amount of privacy. Immediately to the front is a lawned garden with shrubs and bushes and a garden Shed. To the rear is a further smaller garden again with shrubs and bushes.

Extending to the village road is a further spacious lawned garden which houses an old Willerby Static Caravan connected to services and enjoying excellent privacy by means of established hedging.

### Detached Garage 17'3" x 15'4" (5.27 x 4.69)



Being a good size with both a main up and over door and side personal door. power connected.

### Services

Mains water, drainage and electricity.  
Oil fired central heating system.

### Tenure

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

### Council Tax

Band C.

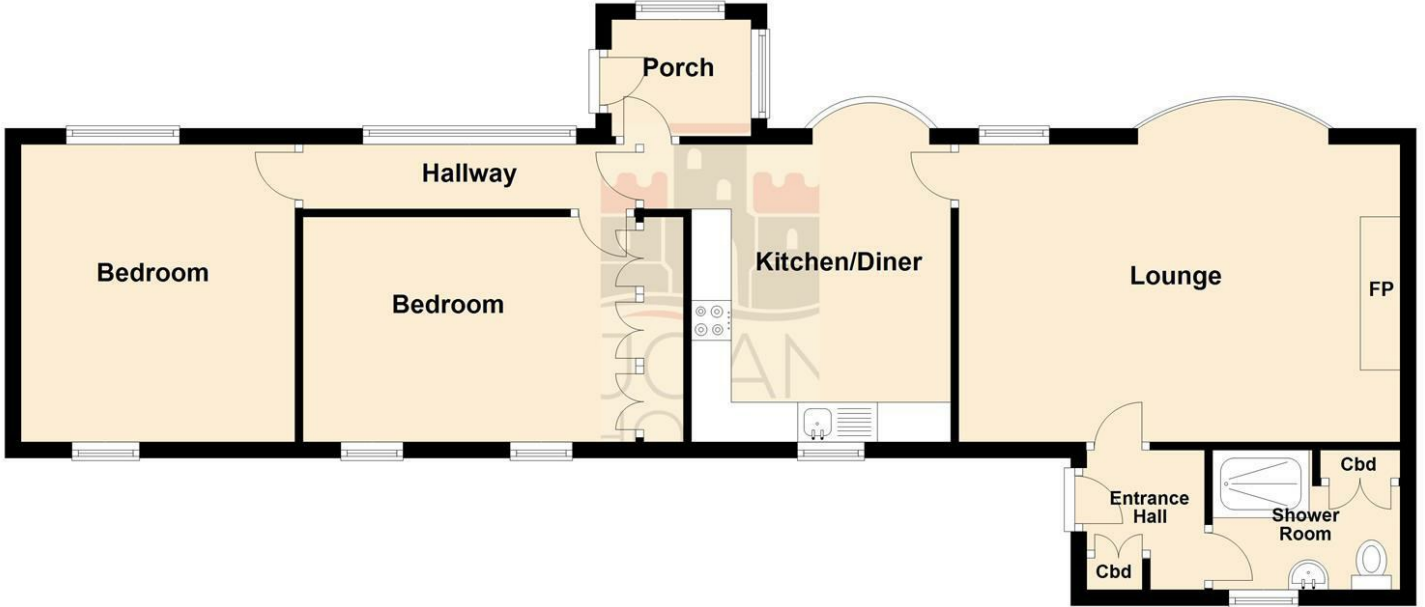
### Energy Efficiency



# Floor Plan

## Ground Floor

Approx. 75.4 sq. metres (811.1 sq. feet)



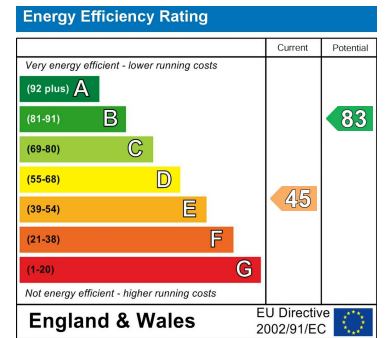
Total area: approx. 75.4 sq. metres (811.1 sq. feet)

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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