



## Flat 1 & 2 - 9 Margaret Street, Beaumaris, LL58 8DN

**£295,000**

Excellent opportunity to acquire an investment property which has been converted into two self contained flats. Ground Floor: A spacious and modernised ground floor 1 bedroom apartment, with lounge, shower room/WC, spacious kitchen diner and courtyard garden area. The first and second floor Apartment has been recently refurbished and the accommodation comprises: Open plan lounge kitchen diner, modern bathroom and two bedrooms, one with en-suite shower room/WC. Both properties have gas central heating and double glazed windows, recent wiring and refurbished slate roof. Unrestricted on street parking to the immediate front.

Centrally situated in the centre of the town and only minutes away from the sea front.

Both flats are presently let producing an excellent gross monthly income of £1600.

### Communal Vestibule Entrance

Timber glazed entrance door to vestibule with original tiled flooring and further door to the Hallway.

### Hallway

With radiator, door to first/second floor apartment and door to ground floor apartment.

### Ground Floor Flat 9B

#### Living Room 12'0" x 11'9" (3.66 x 3.59)



With fitted oak laminate flooring, rear aspect window with radiator under, built-in under stairs cupboard. Feature opening to hall leading to kitchen and door to:

#### Shower Room/WC 7'6" x 4'6" (2.29 x 1.37)



With a double shower cubicle with glazed doors and thermostatic shower attachment. Built-in wash hand basin in a vanity cupboard and button flush WC. Oak wood effect flooring, fully tiled walls, four down lights, extractor and chrome towel radiator.

#### Kitchen/Dining Room 23'3" x 8'11" (7.08 x 2.72)



A modern fitted kitchen with a range of base and wall units in a light cream laminate finish with contrasting dark worktop surfaces and tiled surround. Integrated eye level double oven. Ceramic hob with extractor over. Integrated fridge/freezer and full size dishwasher. Dining area with ample room for a table, oak laminate floor throughout, radiator. There is both a double glazed door to the side as well as a large patio door which ensures excellent natural daylight and easy access to the courtyard.

### Bedroom 13'6" x 9'10" (4.12 x 3.00)



With large front double glazed bay window. Radiator.

### Outside



Ground Floor Flat - Small private courtyard with shelter and pedestrian rear access gate.

### First/Second Floor Flat 9A

#### First Floor Landing Area

Split level landing area with staircase to the second floor. Radiator, 3 pendant lights, emergency lighting and mains smoke alarm. PVC double glazed exit door to flat roof with potential for balcony area (subject to the necessary approvals).

#### Bathroom 14'7" x 4'9" (4.47 x 1.46)



Newly appointed bathroom with modern three piece

suite comprising: Pedestal wash hand basin with mixer tap, button flush WC and bath with shower screen and shower unit over. Bath area with marble effect plastic paneled walls and tile effect laminated floor covering. Chrome wall mounted towel radiator. PVC double glazed window. Wall mounted gas central heating boiler. Extractor, mains smoke alarm and three downlights.

**Lounge 15'2" x 12'1" + bay window (4.63 x 3.69 + bay window)**



PVC double glazed bay window to front elevation. Radiator. Plinth cupboard housing the gas meter. Mains smoke alarm and coving to ceiling with pendant light. Large opening to the kitchen diner.

**Kitchen Diner 12'1" x 8'7" (3.69 x 2.62)**



Newly appointed modern kitchen briefly comprising: White fronted wall and base storage units with brushed steel handles, work surfaces and tiled splash backs. Built-in Lamona ceramic hob with stainless steel canopy extractor over, electric oven and integrated slim-line dishwasher. Stainless steel sink unit with mixer tap. Plumbing and space for dishwasher. Radiator, mains smoke alarm and four downlights. Tile effect laminated wood flooring. PVC double glazed window to rear elevation.

**Second Floor Landing**

Velux and built-in cupboard.

**Bedroom 1 14'1" x 13'2" (4.28 x 4.01)**



Dormer PVC double glazed window. Pendant light and radiator. Door to:

**En-Suite 8'5" x 2'6" (2.58 x 0.78)**



Newly appointed en-suite with shower cubicle, pedestal wash hand basin and button flush WC. Chrome towel radiator, extractor and three down lights.

## **Bedroom 2 10'11" x 8'8" (3.34 x 2.63)**



Velux window, pendant light and radiator.

### **Energy Performance Rating**

Band D - Ground Floor

Band E - First/Second Floor Flat

### **Council Tax Band**

Band B - Ground Floor 9B ( payable by the tenant).

Band C - First/Second Floor Flat 9A (payable by the tenant)

### **Services**

All mains services.

Gas central heating system.

### **Tenure**

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

Both lets are presently let on the new "Occupation Contracts" and produce a gross rent of £1600 a month.

# Floor Plan



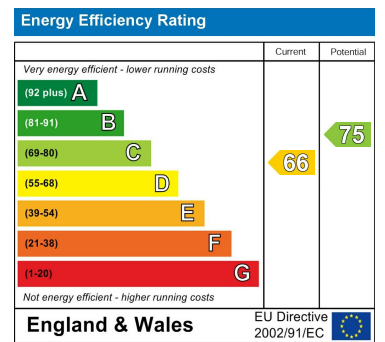
Total area: approx. 137.5 sq. metres (1479.8 sq. feet)

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



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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