



20 Ffordd Meigan, Beaumaris, LL58 8HE

£179,950

A spacious inner terrace 3 bedroom family home, situated on this popular estate on the edge of town, enjoying views in part of the sea and mountains. Having electric heating and single glazed PVC windows, the property has a good sized garden to the rear but is in need of some improvement. The accommodation briefly comprises: Entrance vestibule, inner hall, living room, dining room, modern kitchen, utility and separate WC. First floor: Landing area, three bedrooms and bathroom/WC.

Considered an excellent first time buy with no onward chain.

Entrance Vestibule

Having a PVC double glazed entrance door, with Inner Hall having a cloak cupboard and coal bunker.

Hallway

With staircase to the first floor. and single glazed PVC framed window to the front elevation.

Living Room 13'5" x 11'10" (4.09 x 3.63)



Having a front single glazed PVC framed bay window. Electric storage heater and living flame coal effect gas fire with tiled surround and hearth. Glazed partition and door to:-

Dining Room 14'0" x 4'10" (4.29 x 1.48)

Single glazed PVC framed bay window to the rear elevation. Telephone point and electric storage heater.

Many owners have removed this partition to make the living room open plan. Door to:

Kitchen 12'0" x 6'6" (3.67 x 1.99)



Having a modern range of wall and base storage units with wood effect work tops over and tiled splashbacks. Stainless steel single drainer sink unit with mixer tap. Lamona electric hob with stainless steel splash back and extractor over and built-in Lamona oven. Three original pantry cupboards to one wall, electric storage heater, single glazed PVC framed window to the rear elevation.

Utility Room/Rear Hall 6'6" x 6'0" (1.99 x 1.85)

Two work tops and space beneath for washing machine, dryer, dishwasher and fridge. PVC double glazed door to the rear garden. Partitioned WC.

First Floor Landing

Mains smoke alarm and window to the rear elevation.

Bedroom 1 12'9" x 10'7" (3.91 x 3.25)



Having a wide front aspect window with distant views. Original cast iron feature fireplace, electric wall heater and built-in wardrobe.

Bedroom 2 10'1" x 9'10" (3.09 x 3.01)



With front aspect window, electric storage heater and built-in storage cupboard.

Bedroom 3 12'10" x 6'5" (3.93 x 1.97)



With a rear aspect window enjoying sea and mountain views.

Bathroom 8'9" x 6'7" (2.69 x 2.01)



Having a bath with Triton electric shower over, WC and pedestal wash hand basin. Fitted cupboards to one wall with shelving and hot water cylinder. Rear elevation single glazed PVC framed window.

Outside



Set back from the road with a grassed area in front (Council maintained) and small front fore garden area in ownership.

Enclosed rear garden in need of landscaping and benefiting from distant views of the sea and mountains.

Services

Mains water, drainage and electricity. Gas available for connection.

Part electric heating.

Tenure

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

Council Tax

Band C.

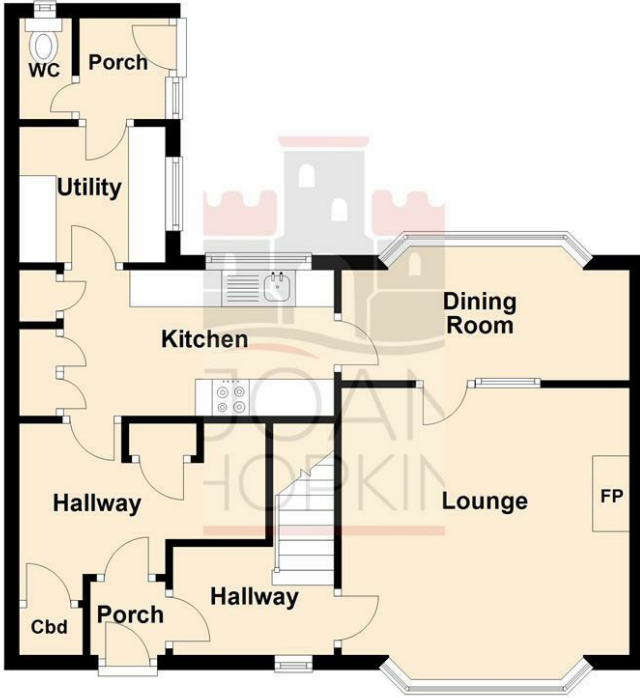
Energy Efficiency

Band E.

Floor Plan

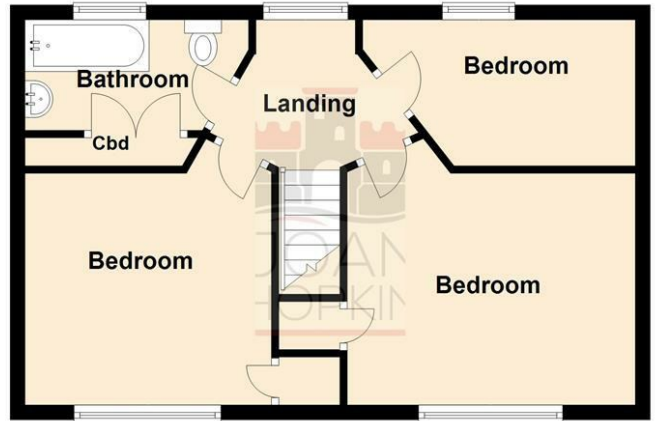
Ground Floor

Approx. 50.5 sq. metres (543.9 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



Total area: approx. 93.6 sq. metres (1007.9 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		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.