



Apartment 9A Margaret Street, Beaumaris, LL58 8DN

£169,950

Excellent opportunity to acquire a self contained First & Second Floor Apartment. Accommodation briefly comprises: Open plan lounge kitchen diner, modern bathroom and two double bedrooms, one with en-suite shower room/WC. Benefiting from 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.

To be sold with no onward chain.

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.

First/Second Floor Apartment - 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).

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)



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. Washing machine and free standing fridge freezer. Radiator, mains smoke alarm and four downlights. Tile effect laminated wood flooring. PVC double glazed window to rear elevation.

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



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 panelled 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.

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)

Tenure
TBC.



modern 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

Council Tax Band

Band C.

Services

All mains services.

Gas central heating system.

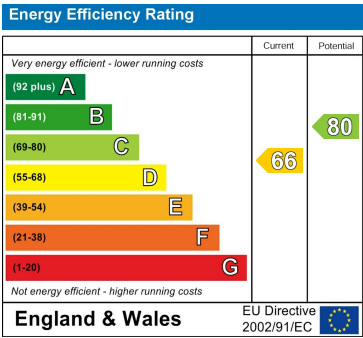
Floor Plan



Area Map



Energy Efficiency Graph



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