



'Bay Tree Cottage' 17 Rosemary Lane, Beaumaris, LL58 8ED

£285,000

A delightful two storey cottage brimming with charm situated in a quiet area of the town yet only a short level walk to the town centre and sea front. Noticeably modernised and extended over recent years, the Cottage is in excellent order throughout, having been upgraded with the character of the cottage in mind. The accommodation comprises of an open porch, living room, dining area, kitchen/breakfast room, two bedrooms, bathroom. Further benefitting from gas central heating., and Heritage replacement double glazed sash windows. To the rear is an enclosed courtyard with raised planting area and store shed. Unrestricted road parking directly to the front.

For sale with no onward chain and with contents available by negotiation.

Open Porch

With attractive part glazed hardwood front door.

Living Room 14'1" x 10'9" (4.30 x 3.27)



With feature local slate surround fireplace with cast iron inlay and inset gas fire, ceiling cornice/rose, fitted pine display corner unit, radiator, telephone connection point, feature arched opening to:-

Inner Lobby/Dining Area 14'1" x 5'3" (4.28 x 1.59)



Suitable as an informal dining area, with timber staircase to first floor, under stairs cupboard, two pine doors with stained glass panels and matching pine bookcase, ceiling cornice, two wall light points, mains smoke alarm and radiator.

Kitchen/Breakfast Room 14'7" x 9'2" (4.44 x 2.80)



Having a comprehensive range of base and wall units in a pastel blue finish with wood worktop surface, Belfast ceramic sink with chrome mixer taps, integrated Neff electric hob and electric oven under, recess for fridge/freezer, Bosch integrated dishwasher and Indesit washer/dryer. This room has two double glazed sash windows to the rear elevation, with window seat and ample space for a breakfast table. French style door and Velux window to maximise the natural daylight from the rear garden. Laminated wood flooring, two pendant lights and radiator.

Bedroom 2 11'3" x 6'8" (3.44 x 2.02)



With feature pine entrance door and stained glass panel, cornice, pendant light, display shelf, radiator, large double sash window overlooking courtyard.

First Floor Landing

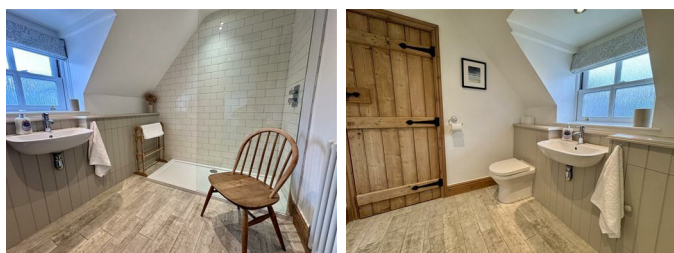
With cupboard housing a Vaillant gas fired central heating boiler, access to roof void, Velux window and mains smoke alarm.

Bedroom 1 12'4" x 10'0" (3.76 x 3.04)



Being a charming room with character sash double glazed window to front elevation and radiator under, full length fitted wardrobes to one wall offering ample storage space, telephone point.

Shower Room/WC 8'11" x 7'0" (2.72 x 2.13)



Refitted with a modern suite in white comprising of wide walk in shower enclosure, tiled surround, wash hand basin and WC, ladder style radiator, wall light point, ceiling spotlighting, character dormer window with double glazed sash fitting to rear elevation.

Outside



To the front of the property is a small forecourt with brick paved surround and small central planting area. To the rear is an enclosed south facing courtyard with raised planting area and quarry tiled paved area for ease of maintenance, store shed.

Services

All mains services.
Gas central heating.
Heritage timber double glazed windows.

Energy Performance Rating

EPC Band C.

Council Tax Band

Band C.

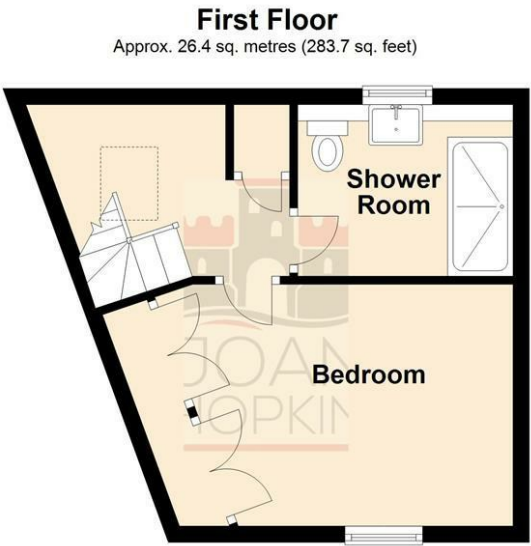
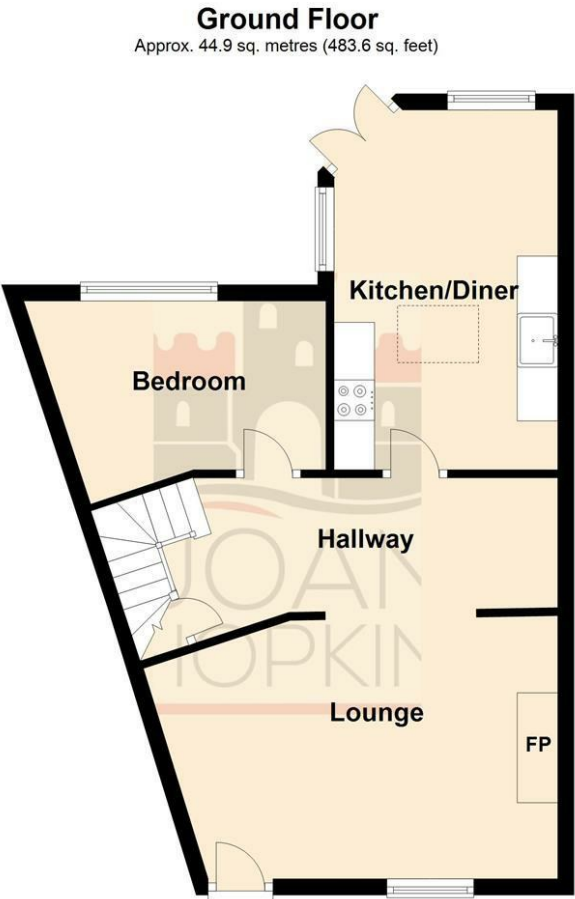
Tenure

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

Contents

Good quality contents available as part of negotiation, enabling immediate occupation.
Sold with no onward chain.

Floor Plan

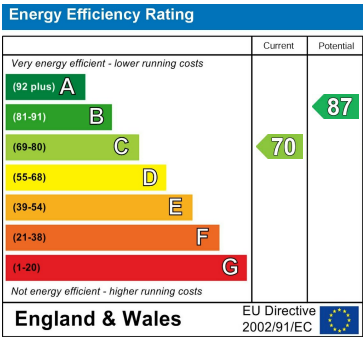


Total area: approx. 71.3 sq. metres (767.2 sq. feet)
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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