



15 New Street, Beaumaris, LL58 8ER

£265,000

A spacious inner terrace house, situated within the town being level walking distance of the town centre, sea front and Beaumaris' historic attractions that include the Castle, Gaol, Courthouse and Pier.

The 3 bedroom accommodation offers comfortable family living with a pleasant rear courtyard garden, and unrestricted street parking to the front. It has a 21 foot living/dining room and a 15 foot kitchen, together with three bedrooms and two bathrooms. It has a gas central heating system and double glazed windows.

Beaumaris is renowned for its picturesque surroundings and rich history, making this property an excellent choice for those seeking a vibrant community atmosphere. The location offers easy access to local amenities, including shops, cafes, and the stunning coastline, perfect for leisurely strolls or outdoor activities.

Viewing recommended and to be sold with no onward chain

Entrance Hall

Timber part glazed door to hallway with tiled flooring, ceiling light, mains smoke alarm and recess housing smart meter and consumer unit. Door to built-in cloaks cupboard with continuation of tiled flooring, pendant light, overhead shelf and jacket hooks. Part glazed timber framed door to:-

Lounge Diner 21'1" x 13'7" (6.45 x 4.16)



Spacious room with cast iron feature fireplace. Timber framed double glazed window to the front elevation and timber framed double glazed doors opening to the rear courtyard. Balustrade staircase leading up to the first floor landing with storage cupboard beneath. Plinth cupboard housing gas meter. Four wall light points and two radiators.

Kitchen/Breakfast Room 15'0" x 8'5" (4.58 x 2.59)



Having oak fronted wall and base storage units with granite effect work tops and tiled splash backs. Inset stainless steel single drainer sink unit with mixer tap, gas hob and built-in electric oven. Tiled flooring, radiator, mains heat sensor and two pendant lights. Timber framed double glazed windows to the side elevation. Pine door to:-

Utility/Rear Hall 5'7" x 4'10" (1.71 x 1.48)



Wall mounted 'Worcester 24CDi' gas combi boiler. Plumbing for washing machine. Tiled flooring, pendant light and timber framed glazed exit door. Pine door to:-

Shower Room/WC 7'0" x 3'2" max (2.14 x 0.99 max)



First Floor Landing



Built-in linen cupboard with timber slatted shelving

and radiator. Mains smoke alarm, pendant light and radiator.

Bedroom 1 11'0" x 8'0" (3.37 x 2.45)



Front aspect timber framed double glazed window, radiator, exposed beams and pendant light.

Bedroom 2 10'0" x 8'2" (3.05 x 2.49)



Rear aspect timber framed double glazed window, radiator, exposed beam and pendant light.

Bedroom 3 7'8" x 7'2" (2.35 x 2.20)



Front aspect timber framed double glazed window, radiator, exposed beam and pendant light.

Bathroom/WC 7'8" x 5'5" + recess for door. (2.34 x 1.66 + recess for door.)



Twin grip bath with hot and cold taps, fitted vanity wash hand basin and WC all with tiled splash back. Laminated wood flooring, radiator, exposed beam, ceiling light and timber framed double glazed window to the rear elevation.

Outside



Enclosed private rear garden, mainly paved with raised patio area.

Tenure

Understood to be Freehold and to be confirmed by the Vendors Solicitor.

Services

Mains water, electricity, gas and drainage.
Gas fired central heating.

Council Tax

Band E.

Energy Rating

Band E.

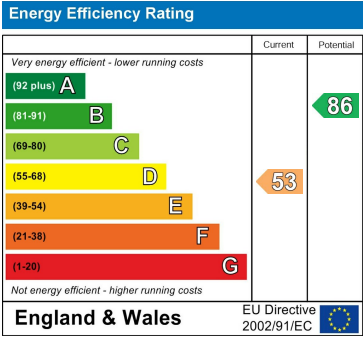
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.