



18 Iscoed, Beaumaris, LL58 8HH

£215,000

SALE AGREED

A very well appointed inner terrace house situated on the upper part of this popular estate having been upgraded and extended to a good standard and considered an ideal family home. The property benefits from modern kitchen and bathroom facilities, as well as being double glazed and having a gas central heating system. It is considered convenient for the town center and primary school and a short walk to the sea front. The accommodation provides a quality kitchen/breakfast room with access to the rear Conservatory and utility room off, and a full length lounge with front and rear aspect windows. Three double bedrooms with views and modern bathroom. Good sized private garden to rear with patio.

Well worthy of inspection.

Entrance

PVC double glazed entrance door opening to:

Kitchen/Breakfast Room 16'3" x 9'8" extending to 13'9" (4.96 x 2.95 extending to 4.20)



A spacious open plan area with a modern and extensive range of base and wall units in a light cream laminated finish with contrasting timber worktops and tiled surround. Ceramic sink unit with mono bloc tap under a front aspect window. Integrated 5 ring stainless steel gas hob with extractor over and double oven under. Integrated dishwasher and wine storage cupboard, and space for a fridge/freezer. Small breakfast bar area with two stools. Large fitted linen and storage cupboards with internal radiator and further room radiator. Timber laminate flooring extending into the adjoining conservatory and ceiling downlighters. Double glazed patio door to:-

Conservatory 10'7" x 9'7" (3.24 x 2.94)



Having a double glazed surround to two sides with outside door and overlooking the rear garden. Ceiling fan, radiator and tv connection.

Cloakroom/Utility Room 10'7" x 3'8" (3.23 x 1.12)

With a worktop surface with space under for a washing machine. WC, wash hand basin, ceramic tiled floor, radiator.

Inner Hall

With a staircase to the first floor and store cupboard under, radiator.

Lounge 20'3" x 11'3" (6.19 x 3.43)



A naturally light room with both front and rear aspect windows to include a rear door to the patio area. Modern light stone fireplace and hearth and inset electric fire. Coved ceiling with down lighters, two radiators, tv and telephone connection.

First Floor Landing

With hatch to an insulated roof space.

Bedroom 1 11'0" x 9'6" (3.37 x 2.92)



Having a front aspect window, fitted mirror fronted wardrobes and radiator.

Bedroom 2 14'5" x 10'3" (4.40 x 3.13)



A good sized double bedroom with rear aspect window overlooking the garden. Radiator.

Bedroom 3 10'6" x 11'5" (3.21 x 3.48)



With a front aspect window enjoying distant sea and mountain views. Wash hand basin with mirror and light above. Radiator and large mirror fronted wardrobe included.

Bathroom 12'6" x 4'5" (3.83 x 1.35)



Having a modern 4 piece suite in white comprising of a corner panelled bath with hair shower attachment, corner shower enclosure with thermostatic shower control, wash basin, WC. Fully tiled walls and floor, chrome towel radiator. Wall cupboard housing a Worcester gas combination central heating boiler.

Outside



To the front is a small gravelled fore garden. Well maintained rear garden on two levels, with a paved patio adjacent to the lounge and conservatory with lighting and a lawn at the upper level with a beech hedge to give good privacy.

Services

All mains services connected.
Gas central heating system.

Tenure

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

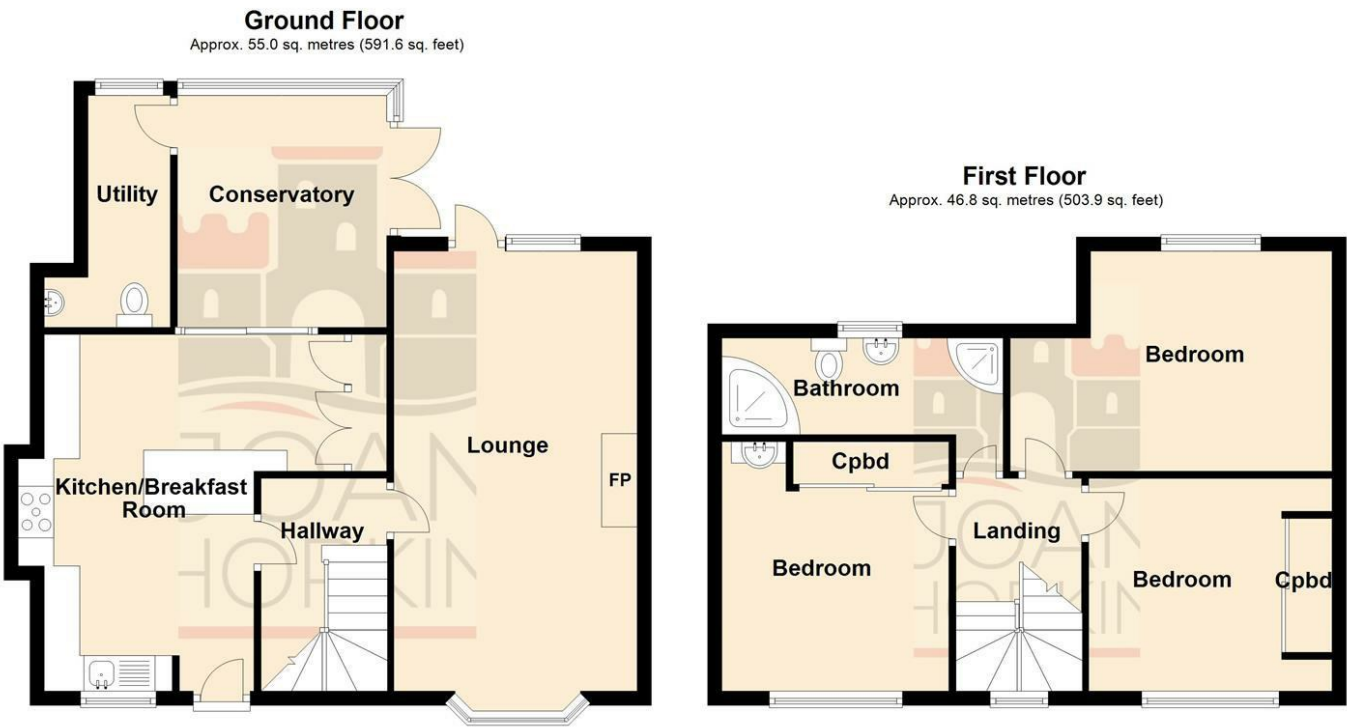
Council Tax

Band C.

Energy Certificate

Band C.

Floor Plan



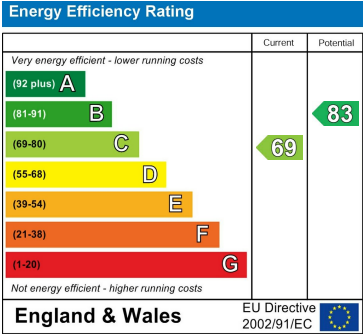
Total area: approx. 101.8 sq. metres (1095.5 sq. feet)

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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