



## **The Old Coach House 39 Rosemary Lane, Beaumaris, LL58 8ED**

**£349,950**

Welcome to 'The Old Coach House' situated on Rosemary Lane in the centre of Beaumaris which is currently being run as a successful holiday let. A charming end terrace house that offers a perfect blend of comfort and style. This delightful property boasts 2 reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With 3 double bedrooms, there's plenty of room for the whole family to unwind and make this house a home.

Situated within the picturesque town of Beaumaris, this house benefits from a prime location that combines tranquillity, and easy access to local amenities. Additionally, the integral garage provides added convenience for residents with a small car, or perfect storage for bikes and canoes.

Don't miss out on the opportunity to make this lovely property your own. Embrace the comfort and elegance that this property has to offer - schedule a viewing today and step into your dream home!



### Entrance

Timber door opening to the recessed hall area with opening to the lounge.

**Lounge 18'0" x 10'7" + recess (5.49 x 3.24 + recess )**



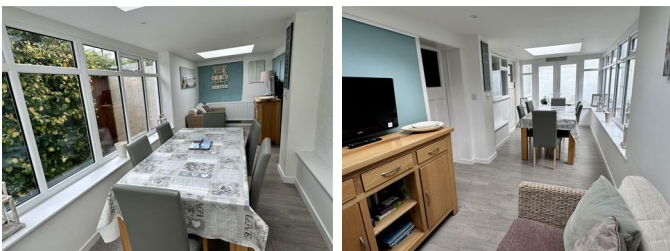
A through lounge having PVC double glazed windows to the front and rear of the property. Laminated wood flooring and exposed beams to ceiling. Two radiators, four wall light points, cupboard housing the electric meter and consumer unit. Staircase to the first floor landing area.

**Kitchen 9'4" x 8'6" (2.87 x 2.60)**



Wall and base storage units with wood effect work tops and tiled splash backs. Built-in Lamona electric oven and gas hob with extractor over. Stainless steel single drainer sink unit with mixer tap. Recess for stand up fridge freezer. Timber framed single glazed window and door to:

**Dining Room/Sitting Room 22'6" x 7'1" (6.87 x 2.16)**



A spacious addition to the property providing ample dining space off the kitchen and an additional area to sit and relax enjoying a private outlook to the rear.

Having two sky lights and eight inset spotlights to the ceiling. Laminated wood flooring , power points and radiator. PVC double glazed window and exit double doors to the rear courtyard garden area.

**Integral Garage 18'3" x 9'11" + recess (5.57 x 3.04 + recess )**



Timber bi-folding garage doors, power/light, gas meter and wall mounted 'Worcester' gas central heating boiler. Ideally suited for a smaller car.

### First Floor Landing



Having pendant light, access hatch to roof space and part glazed panel windows to one wall allowing natural light to the stairs and landing area.



**Bedroom 1 10'10" x 9'3" (3.31 x 2.83)**



PVC double glazed window to the rear elevation having partial sea views. Radiator, pendant light, telephone point and built-in over head storage cupboard. Opening to:

**Dressing Room 9'1" x 5'10" (2.77 x 1.79)**



PVC double glazed window to the rear elevation. Part glazed frosted windows to one wall. Radiator and pendant light.

**Bedroom 2 13'0" x 8'9" (3.97 x 2.68)**



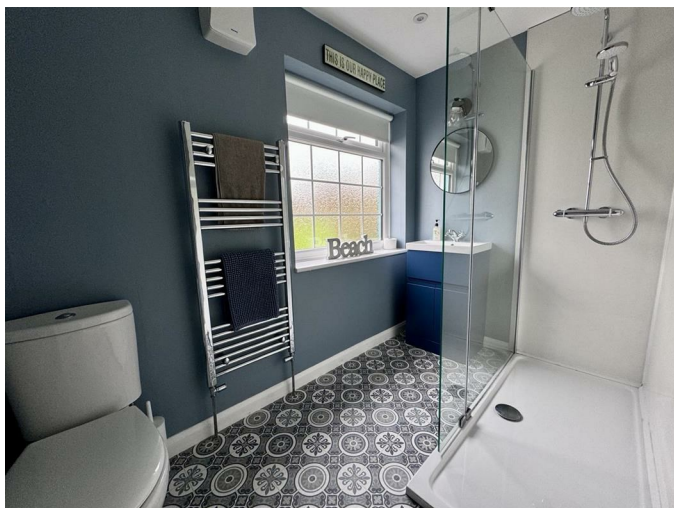
Having useful fitted storage to eaves. Front and side PVC double glazed windows. Radiator and pendant light.

**Bedroom 3 11'11" x 9'8" (3.64 x 2.97)**



Front aspect PVC double glazed window. Radiator and pendant light.

**Shower Room/WC 8'11" x 5'2" (2.74 x 1.60)**



A modern suite comprising a generous walk in

shower area, button flush WC and vanity wash hand basin. Chrome towel radiator, extractor, four inset downlights to ceiling and vinyl tile effect floor covering. PVC double glazed frosted window to the front elevation.

### **External**



With a private low maintenance paved rear courtyard.

### **Tenure**

Understood to be Freehold, and this will be confirmed by the vendors conveyancer.

### **Services**

All mains services provided.  
Gas central heating system.

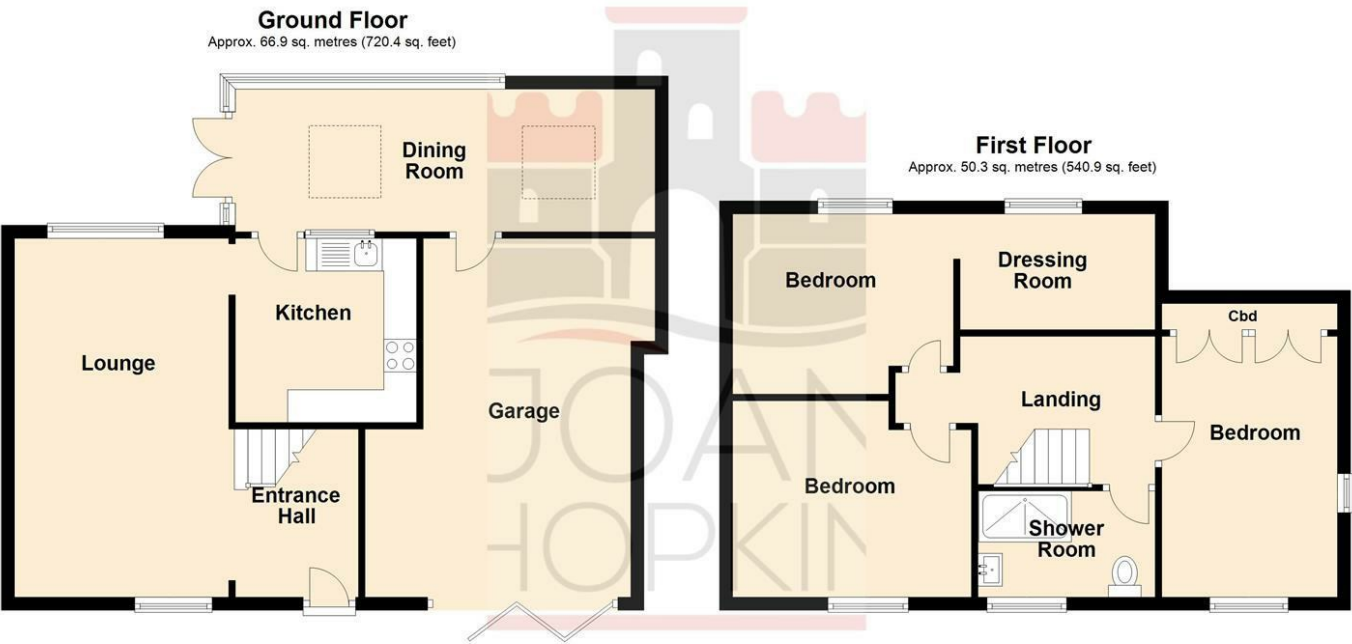
### **Council Tax**

Current Rateable Value £3,050 (2024), with no rates payable under the Small Business Relief scheme.

### **Energy Rating**

Band D.

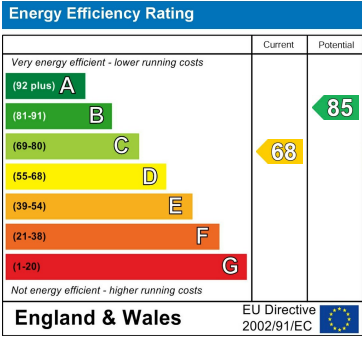
Floor Plan



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.