



## Chapel House Rosemary Lane, Beaumaris, LL58 8ED

**£375,000**

Beautiful townhouse near the centre of the town of Beaumaris. The property is more than 100 years old and is a listed building containing many original features whilst benefiting from refurbishment and modern facilities. Ty Capel (Chapel House) is situated next to the Chapel and Sunday school and was originally the Minister's residence. Having accommodation on three floors, briefly comprising: Entrance vestibule/hallway, bedroom/lounge, dining room, kitchen, utility and separate WC to the ground floor. First floor accommodation: A spacious room currently utilised as the main lounge and modern bathroom/shower/WC. Third floor accommodation: Three double bedrooms.

The property benefits from gas central heating and enclosed rear courtyard.

No onward chain - Viewing highly recommended.

## Entrance Vestibule



A period entrance door opens into the vestibule with quarry tiled flooring and internal pine and glazed door leading into:

## Ground Floor Bedroom 1 12'11" x 11'0" (3.94 x 3.36)



With sash window to the front, and feature period fireplace with original storage cupboard to alcove. Double radiator and decorative coving to ceiling with pendant light.

## Hallway

Having double radiator with decorative cover, smoke alarm, pendant light and staircase leading up to the first floor landing.

## Dining Room 11'9" x 10'3" + wide recess (3.59 x 3.14 + wide recess)



With sash window to rear, and impressive marble fireplace. Double radiator, and useful under stairs storage cupboard. Decorative coving and pendant light.

## Kitchen 13'5" x 7'1" (4.10 x 2.17)



Being fitted with a range of modern wall and base units having wooden working surfaces above and Armitage Shanks Belfast sink unit adding to the character of the room with quarry tiled flooring. Stoves ceramic hob with stainless steel canopy extractor over. Built-in Lamona fan oven. Integrated Hotpoint dishwasher. Window and door opening to side patio seating area. Double radiator. Glazed timber framed door to:

## Utility Room 7'0" x 3'11" (2.14 x 1.20)

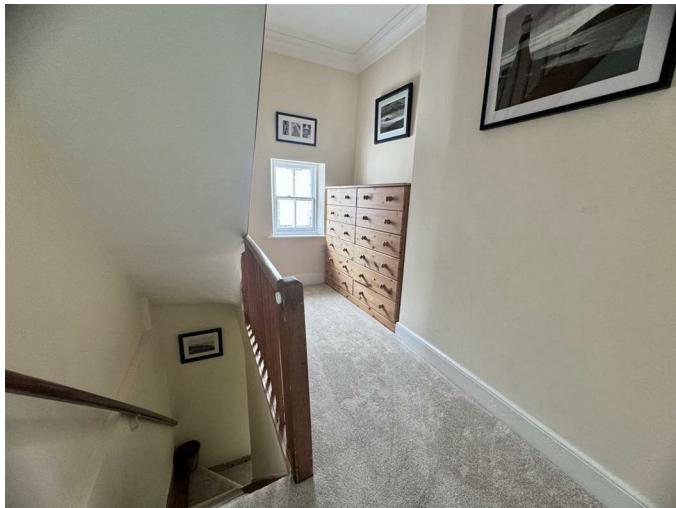
With plumbing for automatic washing machine, and quarry tiled flooring. Window to rear. Door to:

### Separate WC 4'1" x 4'0" (1.27 x 1.22)



Fitted with two piece suite comprising, wall mounted wash hand basin and button flush WC. Extractor and electric heater.

### First Floor Landing



Having window to rear, and staircase leading up to second floor landing. Smoke alarm and pendant light.

### Lounge 14'0" x 12'5" (4.28 x 3.80)



Whilst suitable as a bedroom the current layout provides a spacious room with sash window to front, and period slate fireplace housing an enclosed wood burner stove and with recessed book shelving to one side and storage cupboard to the other. Exposed wooden flooring and double radiator with decorative cover. Telephone point. Coving to ceiling with pendant light.

### Bathroom/Shower Room/WC 10'4" x 9'9" (3.17 x 2.99)



Fitted with traditional style four piece suite with roll top bath standing on ornamental feet with mixer tap/shower attachment, wash hand basin, shower cubicle with Mira Adept shower unit, and WC. An ornamental cast iron fireplace add to the character of the room with a sash window to the rear, and double radiator. Non slip tile effect vinyl floor covering. Cupboard housing Vaillant gas combi boiler.

### Second Floor Landing

### **Bedroom 2 11'4" x 9'9" (3.47 x 2.98)**



With sash window to rear, double radiator, and exposed wooden flooring. Cast iron feature fireplace with slate hearth.

### **Bedroom 3 11'6" x 9'10" (3.53 x 3.00)**



With sash window to front, double radiator, and exposed wooden flooring. Cast iron feature fireplace with slate hearth.

### **Bedroom 4 11'6" x 11'0" (3.53 x 3.37)**



With sash window to front, and double radiator.

### **Outside**



To the rear of the property is a patio style garden seating area and the present owners have the use of a storage shed in the adjoining chapel which is likely can be transferred by separate arrangement.

### **Tenure**

We have been advised by the seller that the property is being offered on a Freehold basis, we have also been informed of a flying freehold over the first floor of the neighbouring property as this was originally a single house.

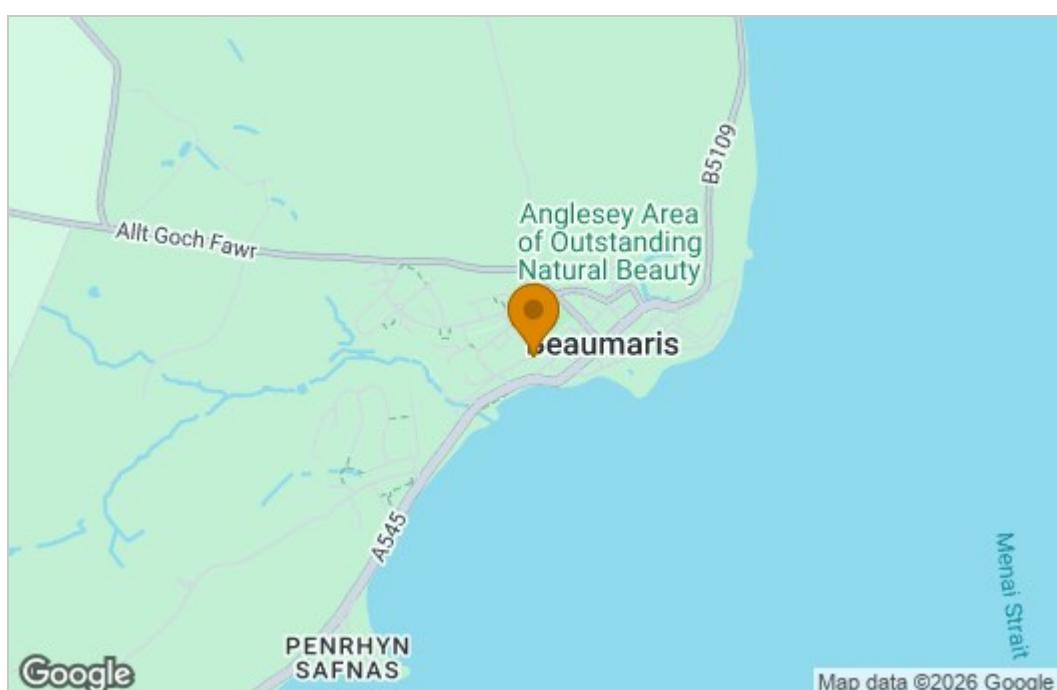
### **Council Tax**

The property is currently being operated as a small business so not currently subject to council tax.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.