



## Bwthyn Dwyfor 78 New Street

, Beaumaris, LL58 8EG

£325,000



A charming double fronted Grade 2 listed inner cottage of character, situated close to the old town walls, in the popular West End area of the town, having the benefit of a delightful rear garden on two levels which has sea and mountain views. Having two reception rooms and two bedrooms the cottage is ideally suited for the town's amenities being a one minute walk to the sea front and close to the town's amenities including the historic Castle and town Pier as well as a good selection of shops, cafes and public houses. Having many of its original Edwardian features, the cottage must be viewed internally to appreciate the character and charm of Bwthyn Dwyfor.

Dwyfor Cottage is presently used as a successful holiday let and can be available with contents by negotiation as well as onward bookings



Entrance Vestibule

Having a hardwood front door, tiled floor. Leading to:-

Living Room 15'1" x 12'11" (4.60 x 3.95)

A naturally light room with both front and rear aspect windows together with a glazed door to the rear garden. Feature stone inglenook fireplace with exposed timber lintol and having a "dog grate" open fireplace on a slate hearth. Exposed ceiling beams, two storage heaters, wall lights and ceiling spot lights.

Dining Room 15'5" x 6'0" extending to 8'10" (4.72 x 1.84 extending to 2.71)

With exposed ceiling beams, staircase to the first floor with storage under, storage heater. Front aspect window and door through to:-

Kitchen 8'5" x 6'1" (2.58 x 1.87)

Having a good range of base and wall units with worktop surfaces and tiled surround. Integrated ceramic hob with light over and oven under. Integrated fridge, 1.5 bowl stainless steel sink unit under a rear aspect window. Storage heater, tiled floor, door to the rear garden.

Fist Floor Landing

Bedroom 1 15'1" x 8'11" (4.60 x 2.72)

A naturally light bedroom with front and rear aspect windows, fitted 3 door wardrobe with central mirror, exposed roof purlins, wall mounted electric heater.

Bedroom 2 12'11" x 8'3" (3.96 x 2.54)

With the front window overlooking the old town wall, fitted wardrobe with central mirror, side drawers and shelves. Wall mounted electric heater, telephone point.

Shower Room 6'0" x 5'10" (1.84 x 1.78)

Having a corner shower enclosure with glazed doors and electric shower control. Wash basin with mirror cabinet over, WC. Fully tiled walls with electric room heater.

Utility Room 6'11" x 3'2" (2.13 x 0.99)

Access from the rear courtyard garden leads to a good sized Utility/store room with WC, wash basin, plumbing for a washing machine. Quarry tiled floor, wall mounted electric heater.

Outside

A particular feature of Dwyfor Cottage are the delightful gardens to the rear found on two main levels, with a courtyard style area at the lower level being a perfect secluded spot to sit outside and enjoy the afternoon sun, with flower borders, and access to the utility room. Steps with modern secure railings lead up to a further spacious paved patio again with southerly aspect and with fine views of the mountains and Menai Strait. Selection of flower borders, bushes and shrubs.

Services

Mains water, electricity and drainage. Gas available nearby.  
Electric heating.  
Double glazing to the rear, and the front sash windows recently refurbished.  
Recent chimney overhaul as well as to the main fireplace.

Tenure

The property is understood to be freehold and this will be confirmed by the Vendors' conveyancer.  
The property is a Grade 2 Listed Building.

Energy Certificate

Band E

Council Tax

The property is presently used for holiday letting and has a Rateable Value of £2,600. As a consequence no rates are presently paid for the property under the "Small Business Rate Relief" scheme.

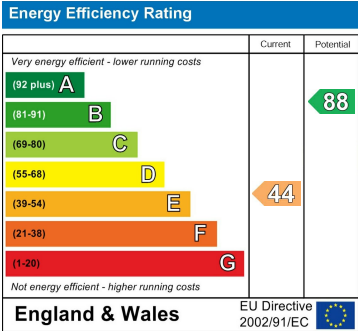
Area Map



Floor Plans



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.