



2 Raglan Street, Beaumaris, LL58 8BP

£650,000

A late Georgian Style Grade II Listed Mid Terrace Town House situated just yards from the seafront. The property is laid across 3 floors with a useful basement cellar. You can expect plenty of charm and essential character plus the advantage of generous rooms throughout, creating a home that's comfortable, practical and worthy of viewing. There are sea views to be enjoyed from the façade, especially the bay window to the first floor with its window seat is a particularly appealing place to sit and enjoy the sea and Snowdonia mountains creating a fabulous backdrop. The interior has been sympathetically modernised in all the essential areas such as kitchen and bathroom facilities so you can enjoy the best of both worlds. Benefiting from gas central heating, the accommodation briefly affords: Basement - Cinema Room and a store room. Ground floor - Sitting Room/Bedroom, utility room and shower room/WC. To the first floor, there is an impressive L shaped open plan living area comprising living/dining room with opening to kitchen area, single bedroom/study, shower room and separate WC. The top floor has three good size bedrooms, a family bathroom with a roll top bath and a further separate shower room. Externally, there's a paved forecourt garden where you can enjoy the sunshine, views and immerse yourself in the whole coastal buzz whilst there's a further enclosed courtyard breakfast garden to the rear.

Sold with no onward chain.

Entrance Vestibule 6'2" x 4'7" (1.89 x 1.41)

Arched recessed opening with complete new entrance door with glazed side panels and fan light above. Opening to the vestibule with tiled flooring, timber panelled walls, coving and pendant light. Timber framed glazed doors with central pillar opening to the hallway.

Hallway



Balustrade staircase leading up to the first floor. Dado rail, radiator and coving to ceiling with pendant light. Door to basement, door to the utility room and door to:-

Sitting Room/Bedroom 5 15'1" x 13'3" (4.62 x 4.04)



Having two new sash windows to the front elevation allowing plenty of light to this large room. Timber panelled walls and exposed timber flooring. Walk in through cupboard with power and light. Radiator, coving and pendant light.

Utility Room 13'3" x 9'5" (4.06 x 2.88)



New sash window to the rear elevation, exposed timber flooring, radiator, coving and pendant light. Feature tiled recess and fitted wall and base storage units with marble effect work top over and single drainer sink unit with mixer tap. Space and plumbing for washing machine. Door to:-

Rear Hall

Concertina door to the shower room and timber framed double glazed door to the rear yard area.

Shower Room/WC 6'11" x 3'6" (2.11 x 1.07)

Fully tiled shower cubicle with a fitted 'Mira' shower. Low flush WC, pedestal wash hand basin with a glazed shelf over, extractor fan and separate water tap.

Basement

Store Room 8'9" x 5'8" (2.68 x 1.75)

Power, light, shelving and radiator.

Cinema Room/TV Room 14'6" x 12'2" (4.42 x 3.73)



PVC double glazed windows to the front elevation. Laminated wood flooring, radiator and sixteen downlights to ceiling.

First Floor Landing

Balustrade staircase continuing up to the second floor. Dado rail and pendant light.

L shaped open plan Living Room/Diner and Kitchen

Dining Room/Lounge 22'1" x 13'8" + bay window (6.74 x 4.18 + bay window)



Impressive bay window (front aspect - view to the sea and mountains), window seat, further sash window (front aspect - views). Slate fire surround with cast iron inset housing 'Aga' stove. Ceiling cornice, pendant light, radiator and square arch opening to the kitchen.

Kitchen 11'8" x 11'0" (3.58 x 3.36)



Sash window (rear aspect), kitchen comprising - marble effect work surfaces, single drainer one and a half bowl ceramic sink unit with a mixer tap, grey base/wall cupboards and drawers. Space for a fridge/freezer, plumbed-in Neff dishwasher. 'Belling' cooking range with an 8 gas ring hob, double oven and grill. Cooker splash back and Stoves extractor over. 'Worcester' floor mounted combi gas fired boiler (serves the hot water and central heating).

Rear Hall

Pendant light.

Separate WC 6'3" x 3'1" (1.91 x 0.94)



Part frosted sash glass window (rear aspect),

pedestal wash hand basin, low flush WC, tile effect flooring, dado rail and radiator.

Bedroom 4/Study 10'0" x 6'6" (3.06 x 1.99)

Part frosted sash window (rear aspect). Radiator and pendant light.

Shower Room



Having a vanity wash hand basin with mixer tap with tiled splash back and fully tiled shower cubicle with 'Mira' thermostatically controlled shower unit. Velux window, tiled walls, radiator, extractor and two downlights.

Second Floor Landing

Balustrade landing with feature skylight, dado rail, and pendant light.

Bedroom 1 13'8" x 11'8" (4.19 x 3.56)



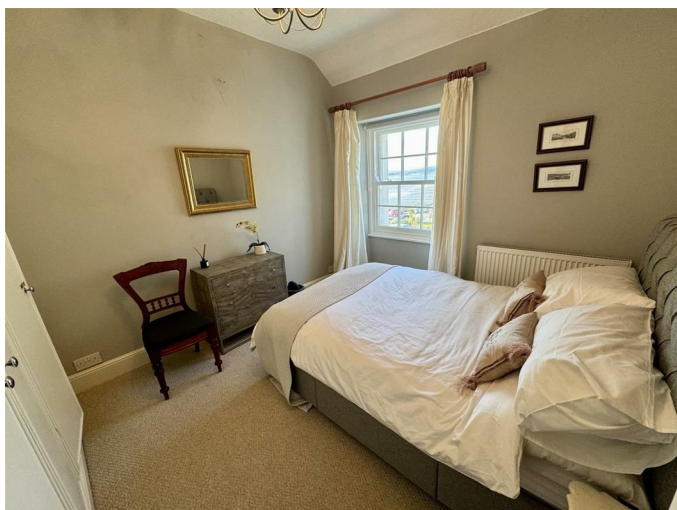
Double glazed sash window (front aspect - partial sea/mountain views), access hatch to the insulated loft, pendant light, radiator.

Bedroom 2 12'2" x 11'1" (3.73 x 3.39)



Sash window (rear aspect), built-in shelved cupboard, pendant light, radiator.

Bedroom 3 10'4" x 9'10",6'6" (3.16 x 3,02)



Double glazed window (front aspect - view to the sea and mountains), range of built-in floor to ceiling wardrobes with overhead storage cupboards. pendant light and radiator.

Bathroom/WC 10'1" x 10'1" (3.09 x 3.09)



Newly fitted double glazed windows and door to front elevation.

Sash window (rear aspect). Spacious bathroom with a traditional suite comprising roll top bath with mixer tap and shower attachment, low flush Wc, wash hand basin with mixer tap set in a vanity unit with a tiled splash back, mirror and medicine cabinet over. Shelving, cloaks rail, ceiling down lighters, radiator, access hatch to the insulated loft.

Shower Room 6'1" x 3'4" (1.86 x 1.03)

Fully tiled shower enclosure with a plumbed-in shower and sliding doors, wash hand basin with a mixer tap and tiled splash back, cupboards under and mirror over. Cloaks rail, radiator, glazed shelf. Overhead Velux window.

Outside



Front paved courtyard and enclosed rear courtyard with courtesy lighting. (ideal for Al-fresco dining).

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.

Agents Note: Please note that a small part of the property is subject to a flying freehold.

Energy Rating

Band D.

Council Tax

Band F.

Services

Mains water, drainage, electricity, and gas.

Gas fired central heating system.

Floor Plan

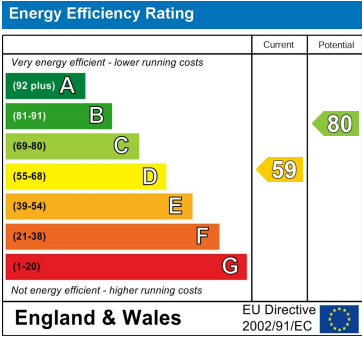


Total area: approx. 193.5 sq. metres (2083.1 sq. feet)
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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