



## **2 Ty'n Lon Cottages, Beaumaris, LL58 8RG**

**£210,000**

A charming and characterful former fisherman's cottage, located about a mile to the historic seaside town of Beaumaris, being upgraded and modernised to a good standard to offer comfortable two bedroom accommodation in this sought after location.

Currently used as a successful holiday let and can be offered furnished if required by separate negotiation. Alternatively the property would also suit a first time buyer or for retirement purposes.

The accommodation provides an entrance porch, open plan living/kitchen/dining area, two bedrooms and shower room/WC. Externally the property benefits small courtyard gardens to front and rear.

Off road public parking to the front.

No Onward Chain - Internal viewing advised.



### Entrance Porch



With a PVC double glazed entrance door and side window with fitted shutters. Vinyl tile effect floor covering and ceiling light. Opening to:

### Living Room/ Kitchen 17'8" x 15'1" (5.39 x 4.59)



Being open plan with a dining area adjacent to the kitchen, and all with a fully vaulted roof with two Velux windows and exposed roof beams to give the whole room a light and spacious feel.

### Living area



Having an electric stove on a slate hearth, two wall light points, Tv/telephone points and two electric heaters. Two PVC double glazed windows to the front elevation. Mains heat sensor and laminated wood flooring throughout.

### Kitchen/Dining area



Having modern soft close wall and base storage units with marble effect work tops extending to a breakfast bar with tiled splash backs. Recess housing floor standing cooker with extractor over. Under counter fridge and dishwasher. Sink unit with 'Heatraesadia Express' hot water geyser above. Two pendant lights.

### Inner Lobby

With a roof light, laminated wood flooring, mains smoke alarm and consumer unit.

### Bedroom 1 12'1" x 10'2" (3.68 x 3.10)



A naturally light room with a wide double glazed patio door to a private rear courtyard area. Integral wardrobe and shelved linen cupboard, laminated wood effect flooring, electric heater and mains smoke alarm.

### Bedroom 2 9'1" x 6'8" (2.78 x 2.04)



With laminated wood effect flooring, PVC double glazed window to the rear elevation, electric heater, mains smoke alarm and ceiling light.

### **Shower Room/WC 6'8" x 4'5" (2.02 x 1.34)**



Having a white coloured suite comprising of a corner shower cubicle with 'Bristan Cheer' electric shower unit, button flush WC and wash hand basin. Tiled splash backs, electric shaver point, chrome electric towel radiator, vinyl tile effect flooring, three downlights and roof light.

### **Outside**



Paved front courtyard style garden being large enough to sit outside to enjoy the evening sun. Enclosed small courtyard off bedroom1 enjoying good privacy.

### **Services**

Mains water, drainage and electricity.  
Electric heating.

### **Tenure**

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

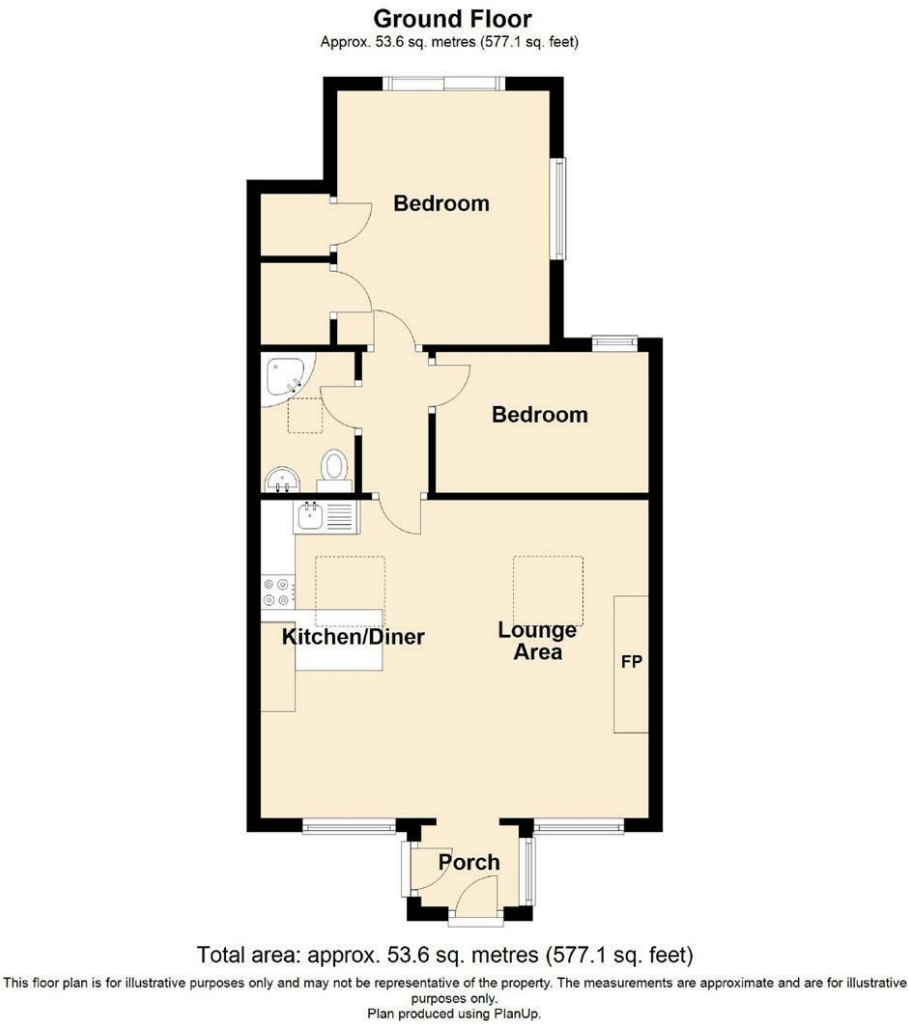
### **Council Tax**

Band C.

### **Energy Certificate**

Band E.

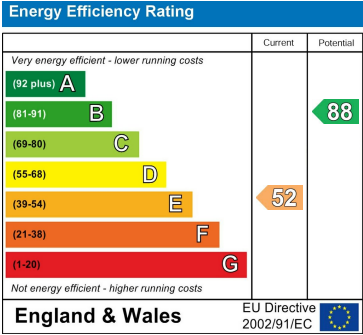
Floor Plan



Area Map



Energy Efficiency Graph



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