



## **Tan Y Bryn 70 New Street, Beaumaris, LL58 8EG**

**£395,000**

A spacious 3 storey town house, centrally located within the town, having the special feature of ample off road parking and from the first and second floors there are views of the Menai Strait and the majestic mountain peaks of Snowdonia. Currently utilised as a successful holiday let, the property can continue with this use as a "going concern" or alternatively is an ideal family house. Included is a large outbuilding which itself has scope for development (subject to approval) or be turned into an office or studio. The accommodation provides an open plan sitting/dining/ kitchen, separate WC to the ground floor with a large lounge and bathroom to the first floor. On the second floor are 3 good sized bedrooms. Viewing comes highly recommended.



### Entrance

Covered entrance with part glazed timber door opening to:

### Kitchen Diner 17'8" x 9'10" (5.39 x 3.00)



A spacious open plan room having large feature arched opening to the sitting room, both with attractive exposed stone chimney breasts. Fitted with Oak fronted wall and base storage units finished with granite effect work top and tiled splash backs. Inset 1.5 bowl single drainer sink unit with mixer tap. Space for washing machine and dishwasher. Classic 110 Rangemaster cooker with canopy extractor over. Front aspect single glazed timber framed sash window. Exposed timber flooring, radiator and coving to ceiling with six inset downlights and heat sensor.

### Sitting Room 12'9" x 9'10" (3.90 x 3.00)



Attractive inglenook fireplace housing 'Stovax' coal effect gas stove set on slate hearth. Timber framed single glazed sash window to the rear elevation. Radiator, dado rail, three wall light points and coving to ceiling with two inset downlights.

### Inner Hallway

Balustrade staircase leading up to the first floor. Radiator, dado rail, oak flooring, smoke alarm and down light to ceiling. Timber door to:

### Separate WC 5'9" x 3'11" max (1.76 x 1.20 max)



White two piece suite comprising: Pedestal wash hand basin and WC. Fully tiled walls and inset ceiling light.

### First Floor Landing

Continuation of balustrade staircase leading up to the second floor. Mains smoke alarm and one inset down light to ceiling.

### Bathroom/Shower Room/WC 10'10" x 7'4" (3.32 x 2.25)



A spacious room comprising: Dual sinks being wall mounted with chrome mixer taps and large mirror above with downlights. Bath with chrome mixer taps, button flush WC and corner shower cubicle with thermostatically controlled shower unit. Fully tiled walls and vinyl wood effect floor covering. Chrome towel radiator, extractor and four directional lights to ceiling. Timber framed sash window to the rear elevation. Cupboard housing the floor standing 'Worcester' gas combi boiler.



### Lounge 17'8" x 10'2" (5.41 x 3.12)



A spacious and light room with two sash windows to the front elevation framing views over Beaumaris to the sea and mountains beyond. Feature arched recess and attractive timber fire surround with cast iron inset and coal effect gas fire with slate hearth. Exposed oak flooring, two radiators, telephone point and coving to ceiling with pendant light.

### Second Floor Landing

Fire exit, access hatch to roof space and mains smoke alarm.

### Bedroom 1 10'4" x 10'4" (3.17 x 3.15)



Front aspect sash window framing the sea and mountain views. Original timber flooring and feature fireplace with cast iron grate. Fitted double wardrobe. Radiator, exposed beams and pendant light.

### Bedroom 2 11'5" x 9'10" max (3.49 x 3.01 max)



Sash window to the rear elevation. Exposed beams, radiator and laminated wood flooring.

### Bedroom 3 11'2" x 6'10" (3.42 x 2.10)



Front aspect sash window enjoying views of the sea and mountains. Original timber flooring, radiator and pendant light.

### Outside



Brick paved courtyard area providing ample parking

and seating area.

Original Stone Outbuilding 5.73 meters x 3.77 meters with power/light and timber steps leading up to the crog loft, providing excellent storage space.

Attached Garage 5.01 meters x 2.67 meters - With timber double doors.

### **Tenure**

The property is understood to be freehold which will be confirmed by the vendors' conveyancer.

The property is a Grade 2 listed building.

### **Council Tax**

Currently under business rates.

### **Services**

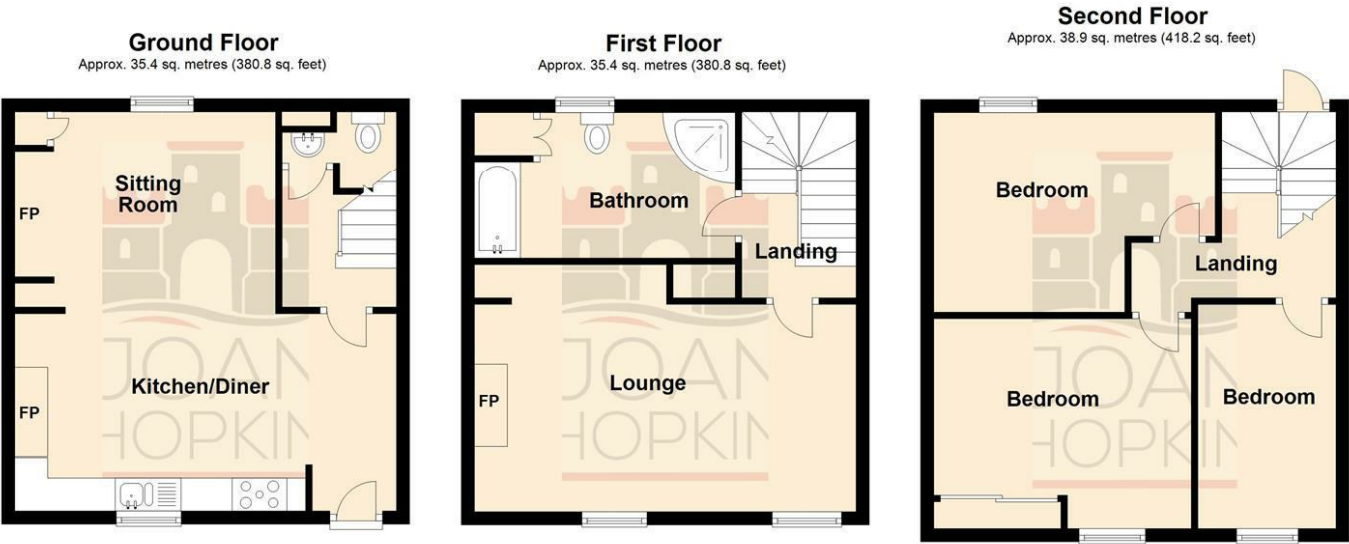
All mains services connected.

Gas central heating.

### **Energy Performance Rating**

Band D.

Floor Plan



Total area: approx. 109.6 sq. metres (1179.9 sq. feet)

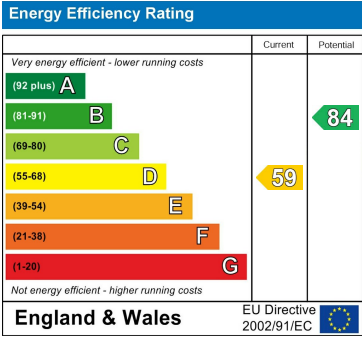
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.

Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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