



3 Castle Street, Beaumaris, LL58 8AP

£585,000

An elegant 3 story Victorian townhouse, centrally located within the town centre, being a short walk to all the town's amenities including the Castle, sea front and Pier. Having 5 double bedrooms and 2 bathrooms as well as 3 reception rooms, this is a perfect family home, with the additional benefit of a good sized rear garden and spacious garage. The property retains quality original; features such as stained glass to several front windows, wide staircase to the upper floors and fireplaces. An excellent chance to acquire a substantial home and internal viewing is recommended.

Entrance Hall



A spacious reception area with an impressive wide staircase to the first floor with cupboard under. Radiator, coving and two pendant lights.

Front Lounge 14'4" x 14'11" (4.38 x 4.56)



A spacious living area with wide front bay window, attractive original timber surround fireplace with tiled inlay and hearth. Radiator, coving and pendant light.

Sitting Room 14'5" x 11'7" (4.41 x 3.55)



Having a double glazed door to the rear garden. Attractive original timber surround fireplace with tiled inlay and gas fire. Radiator, coving and pendant light.

Dining Room 14'7" x 8'4" (4.47 x 2.56)



Having a former fireplace opening now housing a Baxi gas fired central heating boiler with the original wall cupboards to either side. Sash window to the rear, radiator, coving and strip light. Glazed timber framed door to:

Kitchen 12'1" x 7'9" (3.70 x 2.37)



With a range of base and wall kitchen units in a dark oak style finish with contrasting worktop surfaces and tiled surround. Recess for a gas cooker and mini dishwasher, stainless steel sink unit. Quarry tiled floor, radiator, PVC double glazed door to the rear garden and side elevation window.

First Floor Landing



With a staircase to the second floor. Front window, radiator, coving and two pendant lights.

Bedroom 1 14'10" x 14'4" (4.53 x 4.39)



With a front bay window, former fireplace opening. Radiator, coving and pendant light.

Bedroom 2 14'6" x 11'6" (4.42 x 3.52)



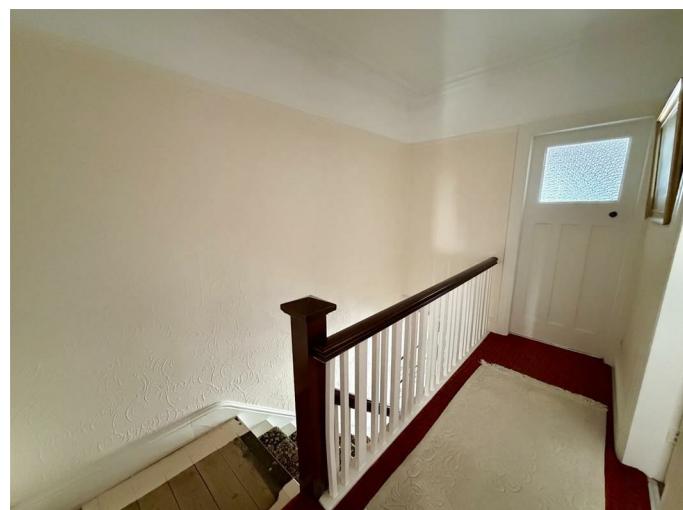
With rear aspect window, former fireplace opening. Radiator, coving and pendant light.

Bathroom/Shower Room/WC 10'9" x 9'6" (3.28 x 2.90)



Having been refitted with fully tiled walls and floor. White suite comprising of a steel panelled bath, spacious shower enclosure, WC and wash basin. Electric shaver point, ceiling light, radiator and two sash windows to the rear elevation.

Second Floor Landing



Having a further 3 bedrooms and shower room. With access to the roof space. Coving and pendant light.

Bedroom 3 14'11" x 14'10" (4.55 x 4.53)



With a painted surround original fireplace opening, front aspect window. Radiator, picture rail and pendant light.

Bedroom 4 14'11" x 11'1" (4.55 x 3.38)



With a original fireplace opening, rear aspect PVC double glazed window, radiator and pendant light.

Bedroom 5 11'3" x 8'6" (3.43 x 2.61)



With a sink unit, rear aspect PVC double glazed window and strip light.

Shower Room/WC 8'4" x 6'9" (2.56 x 2.08)



With fully tiled walls and floor and to include a shower enclosure with electric shower control, wash basin in a vanity cupboard, WC. Front elevation window, electric shaver point and ceiling light.

Outside



To the front of the property is a small tiled forecourt with access off Castle Street and vehicular/pedestrian access to the rear behind Victoria Terrace.

To the rear is a large garden area with access to the garages. The garden is low maintenance being mostly paved and an area of artificial grass. Also to the rear is a Utility Room, Store Shed and outside WC.

**Garage 35'3" x 23'5" height 10'0" (10.75 x 7.14
height 3.06)**



A spacious garage with two remote roller doors, power points, lighting, two PVC double glazed windows and timber entrance door.

Services

All mains services connected.
Gas central heating system.

Tenure

The property is understood to be Freehold and this will be confirmed by the Vendors' conveyancer.

Council Tax

Band F.

Energy Efficiency

Band E.

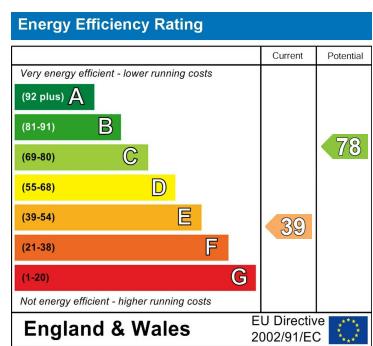
Floor Plan



Area Map



Energy Efficiency Graph



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