



## 5 Coedwig Terrace

Penmon, Beaumaris, LL58 8SL

£225,000



SALE AGREED

A charming end terrace two bedroom house in a delightful countryside location enjoying far reaching views to the rear of the Menai Strait and the Snowdonia mountains. Situated within the small hamlet of Penmon, the property has the benefit of good sized gardens and off road parking. A particular feature is a large balcony to the rear which enjoys outstanding sea and mountain views.

The accommodation provides two reception rooms, a large kitchen/diner, bathroom and two double bedrooms. Part double glazed and modern ceramic electrical heating, garage and gardens.

Penmon is a rural area about a mile to the sea shore and just over a mile to the village of Llangoed, and about four miles to the historic town of Beaumaris.

Sold with no onward chain.



### Vestibule Porch

Having a double glazed front door, tiled floor. Glazed inner door to:-

### Sitting Room 12'9" x 10'1" (3.91 x 3.08)

With a wide front bow window with radiator under. Feature light brick fireplace and hearth with extended shelving and TV shelf. Ceiling cornice and picture rail, and two further wall lights.

### Living Room 12'10" x 12'10" (3.93 x 3.93)

With a brick fireplace and raised slate shelf and housing a Worcester wood burning stove. Quarry tiled floor, wall shelving, polished pine staircase to the first floor.

### Kitchen/Dining Room

L shaped and open plan.

### Kitchen area 17'8" x 7'6" (5.39 x 2.29)

Having an extensive range of base and wall units to include glazed display wall units, together with ample worktop surfaces with tiled surround. Electric cooker with extractor over and tiled splashback. Washing machine and dryer and small breakfast bar area. Stainless steel sink unit under a rear aspect window. Tiled floor which continues into:-

### Dining area 8'7" x 8'3" (2.63 x 2.54)

Being a naturally light area with double opening double glazed doors to the rear garden and leads to a patio, and which gives very fine mountain views. Wall light and tiled floor, radiator.

### Bathroom 8'2" x 5'3" (2.51 x 1.62)

With a suite in white comprising of a panelled bath with electric shower over and shower screen. WC wash basin with cabinet and shelves. Timber ceiling with down lights and extractor. Storage cupboard. Radiator.

### First Floor Landing

With hatch to the roof space.

### Bedroom 1 12'11" x 9'8" (3.94 x 2.96)

A super room with double glazed door and side window giving outstanding views of the Menai Strait and Snowdonia mountains. The door gives access to large timber clad Balcony which enjoys a sunny southerly aspect and a perfect area to sit out to enjoy the far reaching sea and mountain views. Original cast iron fireplace surround. Spacious airing cupboard with shelving, radiator.

### Bedroom 2 12'9" x 10'1" (3.90 x 3.08)

With a front aspect window, fitted wardrobe, radiator

### Outside

The property enjoys grounds to the front, side and rear.

To the front is a small courtyard style garden. The main garden is to the side, laid to lawn with a selection of fruit trees, Good privacy with mature hedging.

To the immediate rear of the house is a further spacious garden having a sunny southerly aspect with paved patio adjoining the house and the remainder slate graveled.

### Detached Garage 14'0" x 9'3" (4.29 x 2.82)

Presently used as a storage area and with a slate graveled area to the side to give off road parking.

### Services

Mains water, drainage and electricity.

Modern ceramic electric radiators. Mostly double glazed.

### Tenure

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

### Council Tax

Band D

### Energy Performance

Band F

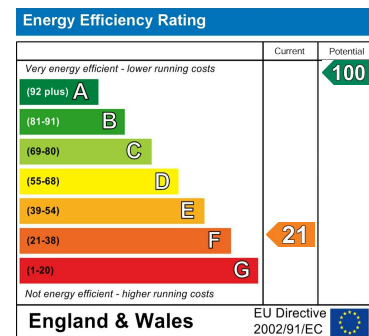
## Area Map



## Floor Plans



## Energy Efficiency Graph



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