



1 Gadlys Lane, Beaumaris, LL58 8DT

£325,000

A three storey 3 bedroom town house, centrally situated within the town, being a short walk to the sea front and shops. During 2014/2015, the property underwent a substantial modernisation programme, to include recovering the roof, replastering internal walls and ceilings, renewal of the electric wiring and gas central heating system as well as the provision of new kitchen and bathroom facilities.

It is in good order throughout and would make an ideal holiday let/home in this central position, and is sold with no onward chain.

Ground Floor

Living Room 11'11" x 9'0" (3.63 x 2.75)



With front window and radiator, spacious understairs cupboard.

Kitchen 12'9" x 6'7" (3.89 x 2.00)



With a newly fitted range of base and wall units with good worktop surfaces and tiled surround. One and a half bowl stainless steel sink unit, recess with an integral gas hob with extractor over and double oven under. Space for a fridge/freezer, radiator.

Utility Room 7'3" x 4'11" (2.21 x 1.50)



With worktop surface and space under for a washing machine and dryer. Worcester gas boiler, radiator, door to the courtyard.

First Floor

Sitting Room 10'1" x 9'10" (3.08 x 3.00)



A light room with bay window giving views of the sea and mountains, radiator.

Bedroom 1 10'11" x 7'3" (3.34 x 2.22)



With radiator and PVC double glazed window.

Bathroom 7'9" x 4'11" (2.35 x 1.50)



With modern white suite comprising of a pine panelled bath with Mira thermostatic shower control, wash hand basin, wc, radiator, fully tiled walls.

Second Floor

Bedroom 2 10'4" x 9'10" (3.14 x 3.00)



With radiator fitted wardrobe and sash window.

Bedroom 3 10'6" x 7'3" (3.21 x 2.22)



With two PVC double glazed windows and radiator.

Shower Room/WC 6'7" x 5'1" (2.00 x 1.56)



With shower cubicle with Mira electric shower, wc, wash hand basin, towel radiator, fully tiled walls.

Outside



Secure courtyard to the side, being ideal to store bins, bikes, canoes etc.

Council Tax

Band D.

Services

All mains services. Gas central heating.

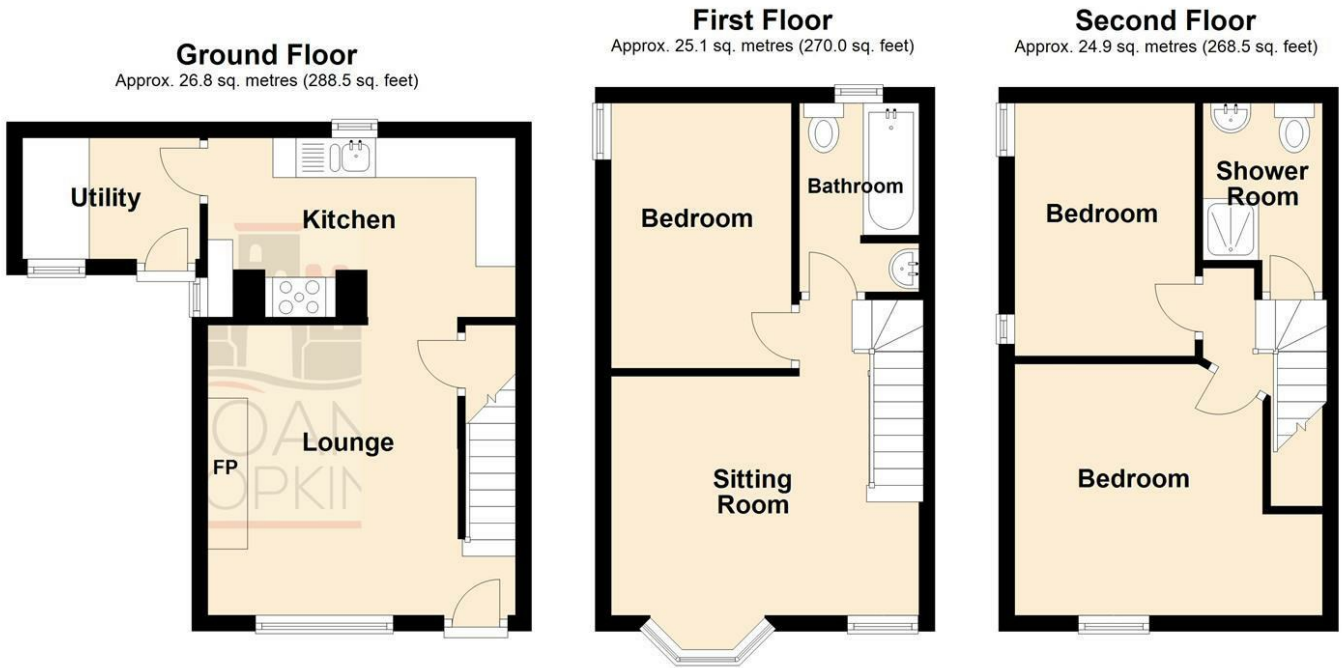
Energy Performance Rating

Band D.

Tenure

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

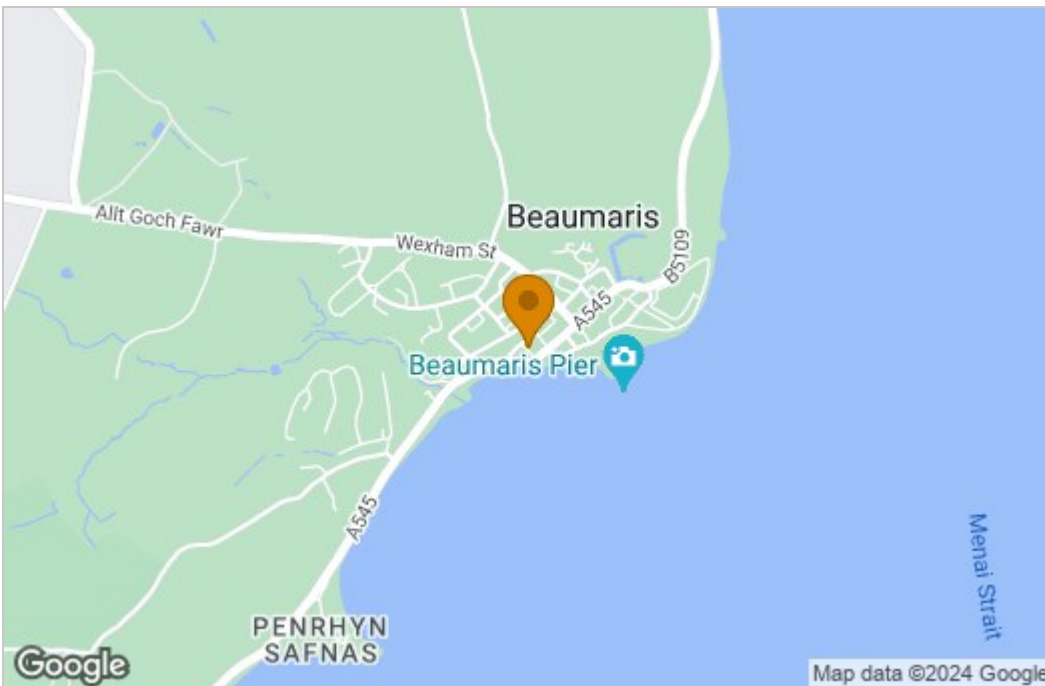
Floor Plan



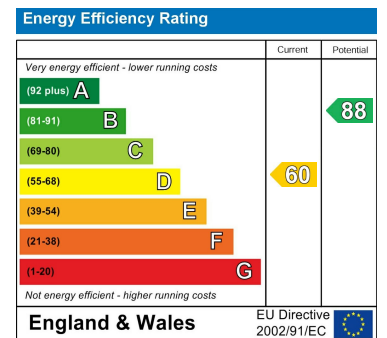
Total area: approx. 76.8 sq. metres (827.0 sq. feet)

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.