



## 1 Gadlys Lane, Beaumaris, LL58 8DT

**£299,950**

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.

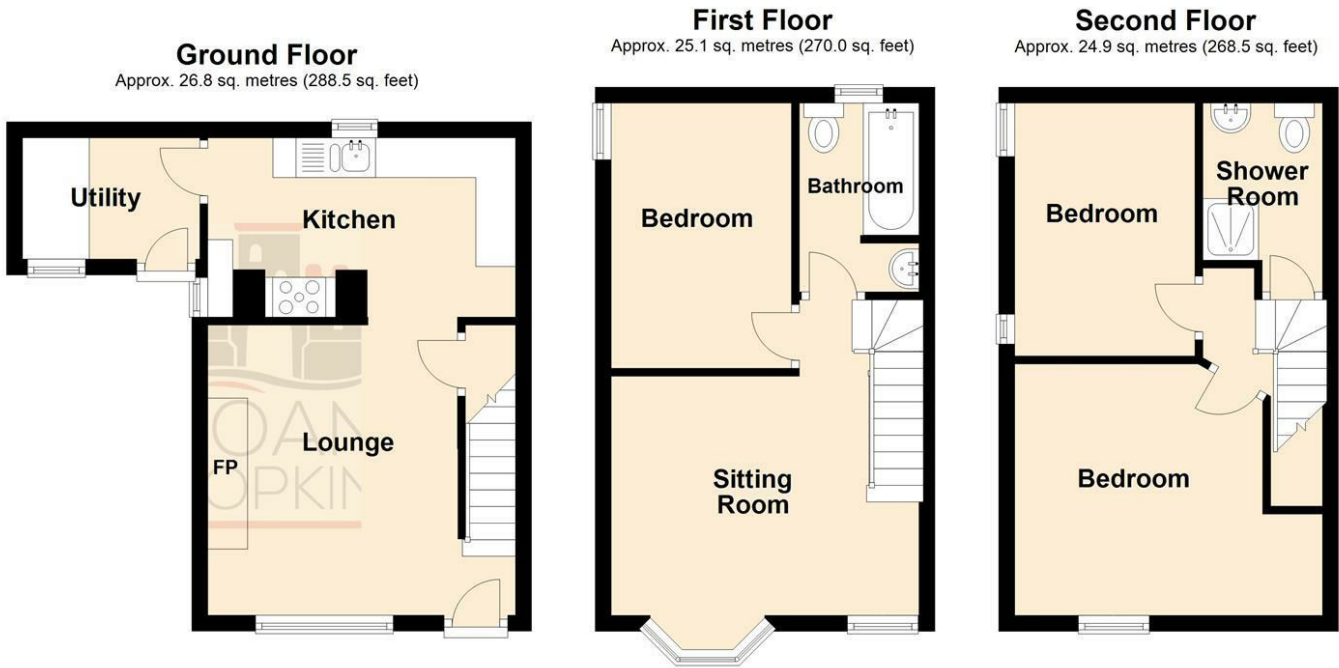
**Energy Performance Rating**

Band D.

**Tenure**

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

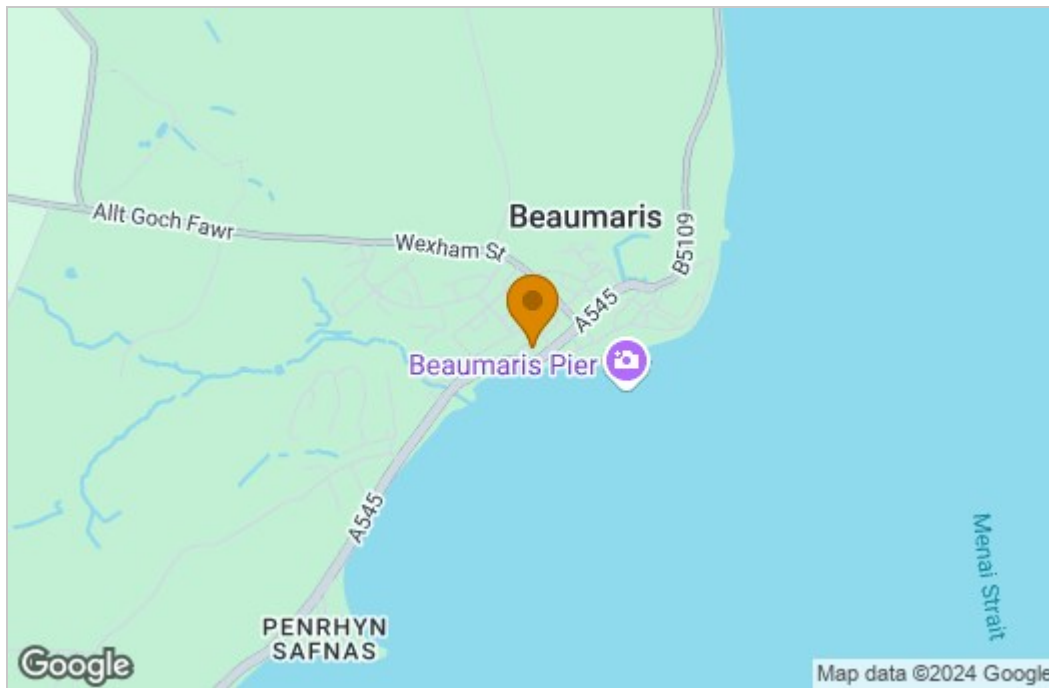
# Floor Plan



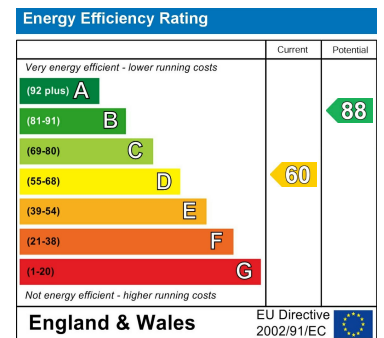
Total area: approx. 76.8 sq. metres (827.0 sq. feet)

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



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