



9 Rose Hill, Beaumaris, LL58 8EN

£395,000

We are delighted to offer one of the best presented properties we have marketed for sale this year, comprising of an immaculate fully modernised cottage which has within the last three years undergone substantial renovation and extension works, to include the complete redesign of the ground floor. The list of improvements are too numerous to outline but the ground floor accommodation now comprises of a fully open plan layout from front to rear to give a front sitting room with dining area, modern kitchen and south facing sun room to the rear. There are two double bedrooms and two bathrooms to the first floor while a purpose built studio bedroom with en suite is provided to the rear garden. It has a spacious south facing patio and lawn to the rear garden and is of course double glazed with a gas central heating system.

The cottage is presently used as a successful holiday let and can be available fully equipped should a buyer wish to continue the business.

Internal inspection is essential to appreciate the quality and extent of works recently undertaken

Open Plan Living/Dining/Kitchen/Sun Room

Extending the length of the ground floor from front to rear, extending to over 14 meters (46 feet) on varying levels and having good natural daylight from both the front and especially the rear which has a fully glazed south facing elevation

Living/Dining Area 21'6" x 12'7" (6.57 x 3.86)



Situated to the front of the house, giving spacious seating area as well as room for a 6 seater dining table. There is an open fireplace with composite slate effect surround and hearth with timber mantle over and above this is a large recess with fixings for a large screen TV, and shelving either side. Two Victorian style radiators, timber flooring (which extends through the whole of the ground floor). Staircase to the first floor with storage cupboard and shelving under.

Kitchen 11'4" x 9'11" (3.46 x 3.03)



Centrally positioned between the front living area and Sun room to the rear, and with recently fitted units in a pale green finish with contrasting worktop surfaces and a matching central Island which also serves as a breakfast bar. Integrated appliances include a 5 ring AEG stainless steel with "Menai Strait" backsplash and extractor over. Eye level oven and microwave and dishwasher. Stainless steel twin bowl sink unit with monobloc tap, down lights and hanging lights over the Island. Recess for an American style fridge/freezer. Cupboard housing an Ideal gas central heating combination boiler, timber flooring. Two steps up to:-

Sun Room 12'2" x 10'4" (3.72 x 3.17)



In a conservatory style but with the majority of roof and walls clad so as not to become too hot, but fully glazed to the rear to allow excellent sunshine from it's southerly aspect. This room provides an excellent living space with double opening doors onto the rear garden and Victorian style radiator.

First Floor Landing



With hatch to the attic space.

Bedroom 1 11'10" x 10'3" (3.62 x 3.13)



Having attractive panelling to one wall and contemporary built in timber wardrobe, drawers and shelving to the other side. Wall mounted TV connection, Victorian style radiator, front aspect window.

En Suite 6'11" x 6'3" (2.12 x 1.91)



Having a modern suite in white comprising of a panelled bath with twin head thermostatic shower over and glazed shower screen. Wide wash basin in a painted timber vanity unit with large mirror and light over. WC. timber effect floor covering, underfloor heating and towel radiator.

Bedroom 2 11'2" x 10'7" (3.41 x 3.25)



A naturally light room having two rear aspect windows with southerly aspect and some distant mountain views. Headboard wall panelling, wall mounted TV connection, Victorian style radiator.

Shower Room 4'1" x 5'10" (1.26 x 1.80)



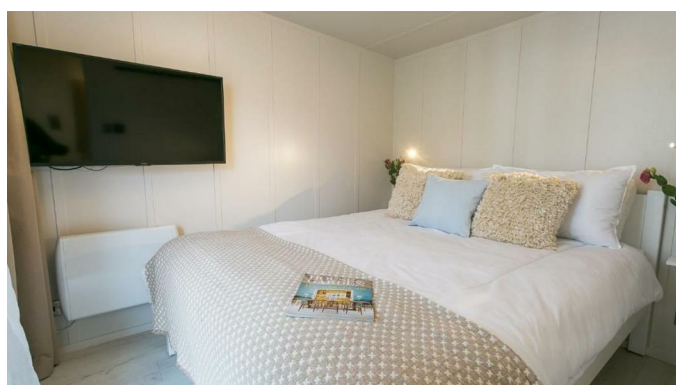
Having a built in full width shower enclosure with glazed door and twin head thermostatic shower. Wash basin in a painted timber vanity cupboard and large mirror over, WC. Underfloor heating and towel radiator.

Studio Room



Situated in the rear garden this Studio Room is recently built and especially designed to give a third en-suite bedroom

Bedroom 9'3" x 7'4" (2.82 x 2.26)



Currently having a double bed, with fitted wardrobe and shelving, light timber flooring, wall mounted room heater and wall mounted TV connection.

En Suite 6'10" x 3'8" (2.09 x 1.12)



Having a full width shower with glazed doors. Wash basin in a vanity cupboard with shaver point over, WC. Underfloor heating and towel radiator.

Outside



Front fore garden with slate effect paving, raised flower bed, and purpose built timber bin store.

To the rear is a spacious south facing re designed garden, to include a large paved patio with timber effect tiling, leading to a low maintenance Astroturf lawn, which in turn leads to the detached Studio Bedroom.

Services

Mains water, drainage, electricity and gas.

Gas central heating with Victorian style radiators and part underfloor heating.

Tenure

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

Energy Efficiency

Band C

Council Tax

Band D

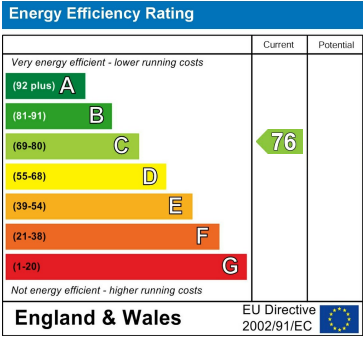
Floor Plan



Area Map



Energy Efficiency Graph



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