

11 Stryd Llewelyn Llanfaes, Beaumaris, LL58 8LF

£135,000

- 3 Bedroom Mid Terrace Home
- Mains Electric Room Heaters, Mains Water & Drainage
- On Street Parking
- EPC Rating D
- No Onward Chain
- Lawned Garden to Front
- Council Tax Band B
- Brick Outbuilding/Workshop to Rear













Entrance Hallway
14'6" x 5'10"
The entrance hallway welcomes you with neutral carpeting and white walls, offering a bright and airy feel. A staircase leads to the first floor and provides access to the main living areas. Open understairs space, Modern electric wall heaters pendant light.

Lounge/Diner/Kitchen
24'6" x 10'8"
A spacious open plan room offering double aspect with window to front and French doors leading out into the rear garden area. Two electric wall heaters, two ceiling lights. The kitchen is open to the dining area, with separate door back into the hallway.

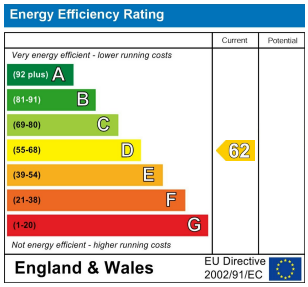
Kitchen
A modern kitchen with light gloss cabinets and drawers with wood effect laminate worktops. Teal subway splash back tiles, plumbing for dishwasher/washing machine, freestanding electric oven and hob, electric glass and stainless steel extractor fan hood above stainless steel sink with draining board, swan neck mixer tap. Window overlooking the rear aspect of the property. Smoke alarm and ceiling light.

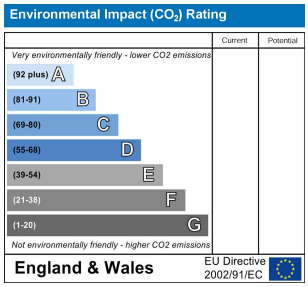
First Floor Landing
9'11" x 6'0"
Landing providing access to the three bedroom and bathroom, cupboard housing the Super Seven Economy hot water cylinder with control panel. Loft hatch providing access to the attic space. Smoke alarm and ceiling light.

Bedroom 1
12'6" x 9'10"
A bright double room with neutral decor, featuring a large window overlooking the front aspect of the property. Modern electric wall heater, pendant light

Bedroom 2
11'7" x 8'11"
A smaller double bedroom with window the rear aspect of the proeprty. The soft grey carpet and simple white walls provide a fresh and neutral backdrop. Modern electric wall heater and pendant light.

Bedroom 3
9'4" x 6'11"
A a cosy single room with a window to front aspect of the proeprty. Modern electric wall heater and pendant light.





Local Authority
Council Tax Band **B**
EPC Rating **D**



Bathroom
5'5" x 7'10"
A family bathroom with white suite comprising, P Shaped bath with glass shower screen, electric shower, white basin with vanity unit offering two deep drawers with large mirror above and white wc. Window with privacy glass, extractor fan and recessed ceiling lights.

Rear Garden
10'1" x 5'3"
French doors off the dining area lead out to the rear garden area with gravelled area and established greenery. A brick outhouse offers convenient outside storage or workshop.

Brick Outhouse/Workshop
10'2" x 5'4"

Services
Electric Room Heaters
Mains Water
Mains Drainage
Council Tax Band: B

Parking
On street parking, no off road parking

Location
The property is locate on Stryd Llewelyn, left to the entrance of Burton Way. The street cannot be accessed by vehicle making the immediate outside space safe for young children and animals.

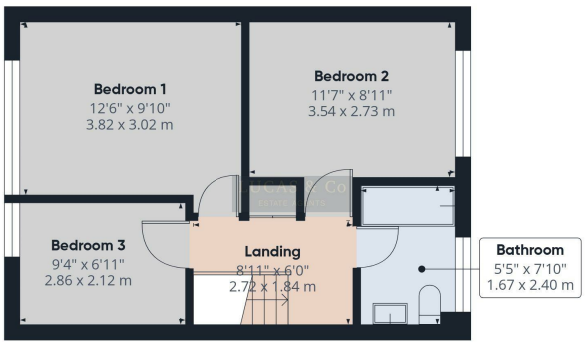


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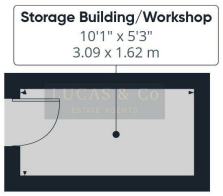
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

856 ft²

79.5 m²

Reduced headroom

8 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.