



**Wexham Street,
Beaumaris
2 Bed
House
Asking Price
£335,000**



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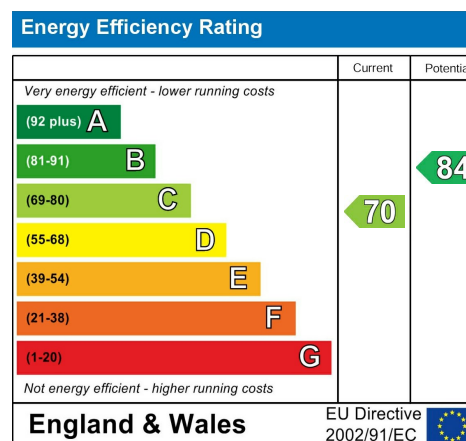
GROUND FLOOR
754 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 1121 sq.ft. (104.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Modernised two-bedroom cottage (circa 1860)
- EPC Rating - C
- Sunny rear garden with garden room
- Bathroom, shower room & updated consumer unit
- Immaculately presented throughout
- Kitchen skylight
- Gazco stove & gas central heating
- Sought-after Beaumaris location

Pear Tree Cottage is a beautifully presented two-bedroom traditional home, dating back to circa 1860, which has been thoughtfully modernised throughout while retaining its charming character. Immaculately maintained and fully repainted internally and externally in May 2026, the property offers stylish and comfortable accommodation in one of Beaumaris' most sought-after residential settings.

Enjoying a scenic position with surrounding hills to the rear, the cottage is ideally placed for picturesque walks and easy access to the beachfront, where stunning views stretch across the Menai Strait towards mainland North Wales and Snowdonia.

To the rear of the property is a modern and bright kitchen, enhanced by a skylight which fills the space with natural light. The property also offers the convenience of both a modern shower room and a separate bathroom. The house benefits from gas central heating, a regularly serviced gas boiler, and a feature Gazco gas stove set within the fireplace, creating a warm and inviting living space.

To the rear, the enclosed garden enjoys afternoon sunshine and provides an attractive outdoor retreat. A versatile garden room further enhances the accommodation, featuring new internal flooring and newly installed composite decking completed at the end of 2025.

Additional improvements include a replacement consumer unit installed in May 2026, reflecting the care and attention given to the home by the current owners.

A superb opportunity to acquire a stylish and ready-to-move-into cottage in the highly desirable coastal town of Beaumaris.

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