



## 5 Rating Row, Beaumaris, LL58 8AF

**£250,000**

A charming mid terraced character stone cottage with off road parking and spacious private walled courtyard garden to the rear.

Located within easy walking distance of Castle street and sea front.

Accommodation briefly comprising: Lounge with exposed beams, kitchen with Belfast sink, rear sun room, shower room/WC and first floor generous bedroom (potential to revert back to two bedrooms) or leave as a a bedroom/extra living area.

Viewing recommended to fully appreciate - No onward chain



### **Lounge 12'2" x 8'10" (3.72 x 2.70)**



Timber entrance door opening to the lounge area with exposed beams to ceiling, part exposed stone walls and exposed timber floorboards. Sash window to front elevation. Hand made timber storage units to one wall. Timber staircase leading up to the first floor bedroom and feature opening to the kitchen.

### **Kitchen 9'10" x 7'4" (3.01 x 2.26)**



Range of fitted units with Belfast sink, electric hob, fan oven and recess for fridge. Exposed beams to ceiling and part exposed stone walls. Laminated wood floor covering, radiator and mains heat/carbon monoxide sensor. Timber glazed door to the Sun Room and timber door to:

### **Wet Room 6'2" x 3'4" (1.89 x 1.04)**



Having tiled flooring with tiled wet area and 'Bristan' thermostatically controlled shower unit. WC, wash hand basin, electric shaver point and extractor fan.

### **Sun Room 14'4" x 5'10" (4.38 x 1.78)**



Having a timber framed double glazed pitched roof and two double doors opening to the side and rear garden area. Timber framed double glazed window, laminated wood floor covering, radiator and wall mounted 'Worcester' gas combi boiler.

### **First Floor**

### **Bedroom 17'9" x 12'1" (5.43 x 3.70)**



A generous through room with feature vaulted ceiling and windows to the front and rear elevations. Two radiators, exposed timber floorboards and mains smoke alarm. Having excellent potential to revert back into two bedrooms, or could be used as additional living area.

## Outside



Vehicular access to the rear with off road parking and private walled courtyard providing an excellent area to sit and enjoy the southerly sunshine and mountain views.

## Tenure

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

## Services

Mains water, electricity, gas and drainage.  
'Worcester Greenstar 2000' gas combi boiler.

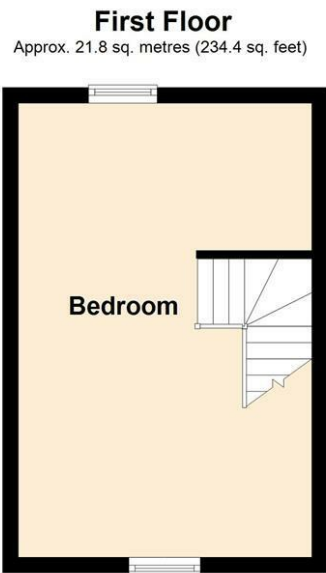
## Council Tax

Band D.

## Energy Rating

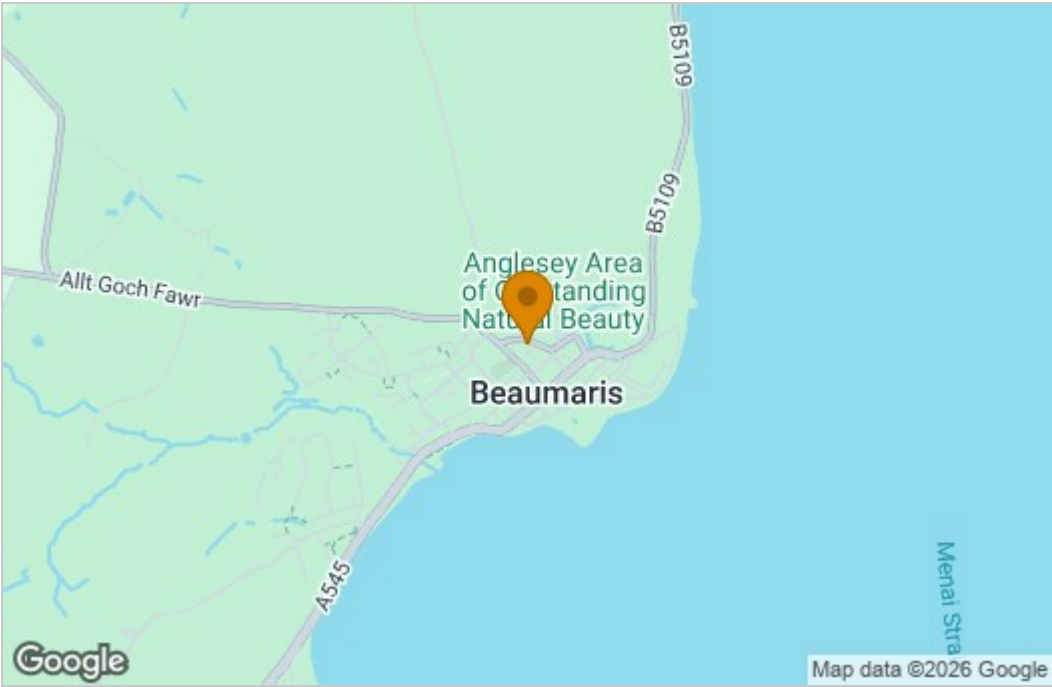
Band D.

Floor Plan

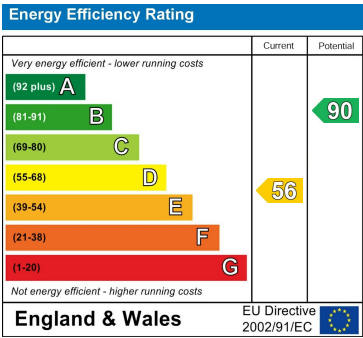


Total area: approx. 49.6 sq. metres (534.0 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.