



16 Hampton Way, Llanfaes, LL58 8LG

£125,000

End of terrace 2 bedroom house considered an ideal first time purchase, being a short distance to the sea & approximately a mile to the the popular seaside town of Beaumaris. Situated on a small estate & benefiting from uPVC double glazing and electric heating.

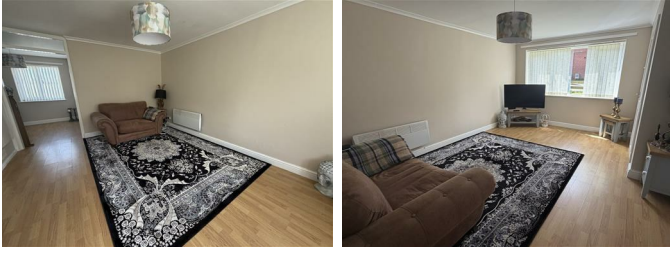
The accommodation briefly comprises of: Entrance hall, lounge, dining area, kitchen, two bedrooms, bathroom/WC and spacious attic room.

Front lawned garden and enclosed low maintenance rear garden.

Viewing Recommended.

Entrance Hall

Lounge 15'9" x 11'8" (4.81 x 3.56)



Dining Area 8'3" x 7'4" (2.52 x 2.25)



Kitchen 8'5" x 7'3" (2.59 x 2.22)



First Floor Landing

Bedroom 1 14'11" x 9'6" max (4.56 x 2.90 max)



Bedroom 2 14'7" x 7'2" (4.47 x 2.20)



Bathroom 7'4" x 6'9" (2.26 x 2.08)



Attic Room 14'11" x 13'5" into eaves (4.57 x 4.09 into eaves)



Outside



Tenure

Understood to be Freehold, to be confirmed by conveyancer.

Energy Performance Rating

Band E.

Council Tax

Band B.

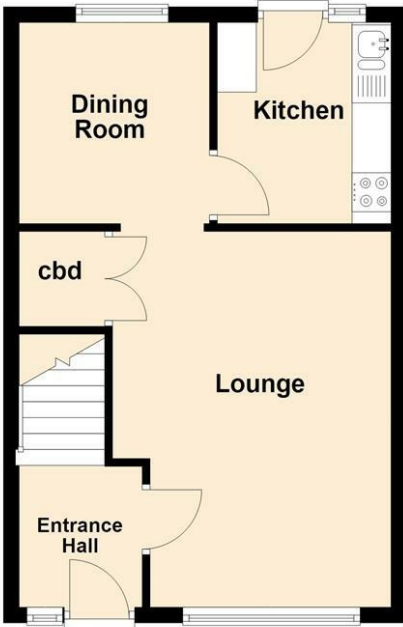
Services

Electric, water and drainage main services.
No Gas mains available - Electric heating.

Floor Plan

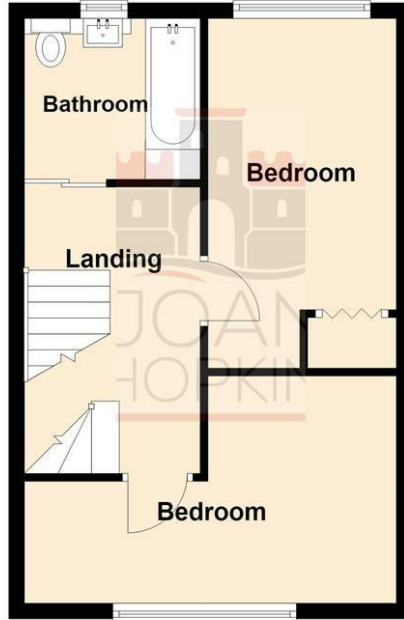
Ground Floor

Approx. 35.8 sq. metres (384.8 sq. feet)



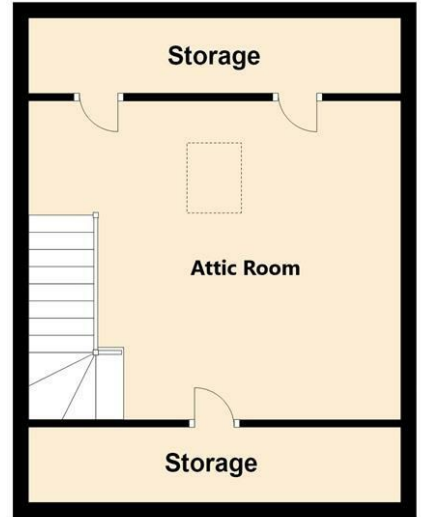
First Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



Second Floor

Approx. 28.8 sq. metres (309.9 sq. feet)

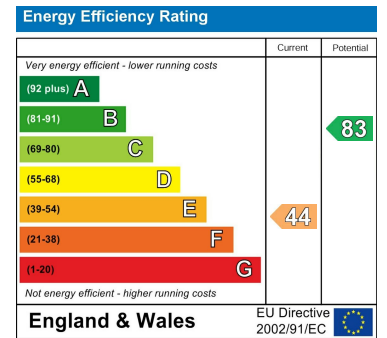


Total area: approx. 99.4 sq. metres (1070.2 sq. feet)

Area Map



Energy Efficiency Graph



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