



**38 Rating Row, Beaumaris, LL58 8AF**

**£169,950**

A neat inner terrace two storey house, centrally located within the town, being competitively priced and considered an ideal first time purchase. The accommodation provides an open plan living/dining room, kitchen with access to a small private rear garden. To the first floor there are two bedrooms and bathroom, and a further fully floored attic room. Gas central heating.

Well worth inspection for the price.

**Living/Dining Room 18'0" x 10'7" (5.50 x 3.24)**



Light laminate floor covering, staircase to the first floor, radiator. Ample room for a dining table.

**Bedroom 1 9'4" x 8'7" (2.87 x 2.63)**



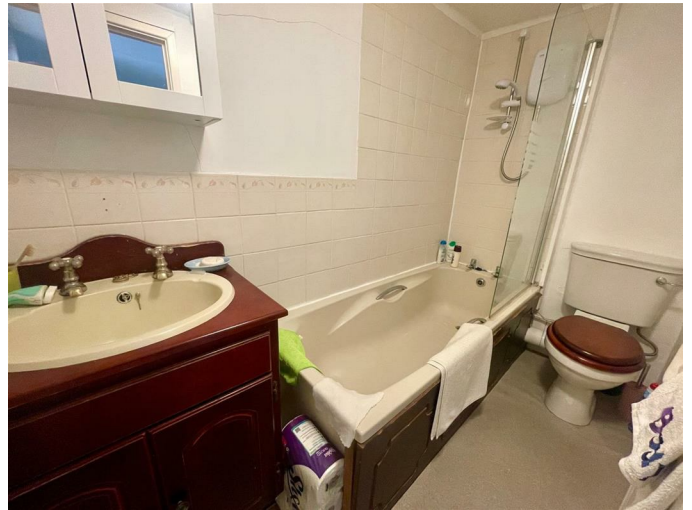
Having a front aspect window, fitted wardrobe with shelving, radiator.

**Kitchen 9'7" x 7'7" (2.93 x 2.33)**



Having a range of timber base and wall units in a pine finish with worktop surfaces and tiled surround. Recess for an electric cooker with extractor over, and recess for a washing machine. Stainless steel sink unit, quarry tiled door, radiator, door to the rear garden.

**Bathroom 8'0" x 4'3" (2.45 x 1.32)**



With an older suite comprising of a timber panelled bath with electric shower over and glazed shower screen. Wash basin in a timber vanity cupboard with mirror front cabinet over and nearby shaver connection. WC radiator.

**First Floor Landing**

With a hatch to the attic room and folding timber ladder to give access. Wall cupboard and shelving.

### **Bedroom 2 9'8" x 7'10" (2.97 x 2.41)**



With a double glazed rear aspect window giving lovely views over gardens and nearby agricultural land. Radiator.

### **Attic Room 11'8" x 8'3" (3.56 x 2.54)**

Being fully floored and with a velux roof window and radiator. Fitted cupboards one housing a Worcester gas fired central heating boiler. This room is suitable as a small study or occasional bedroom.

### **Outside**



To the rear of the cottage is a small enclosed garden area, part paved and a great spot to sit outside enjoying a good amount of privacy.

### **Services**

All mains services connected.  
Gas central heating system

### **Council Tax**

Band D

### **Tenure**

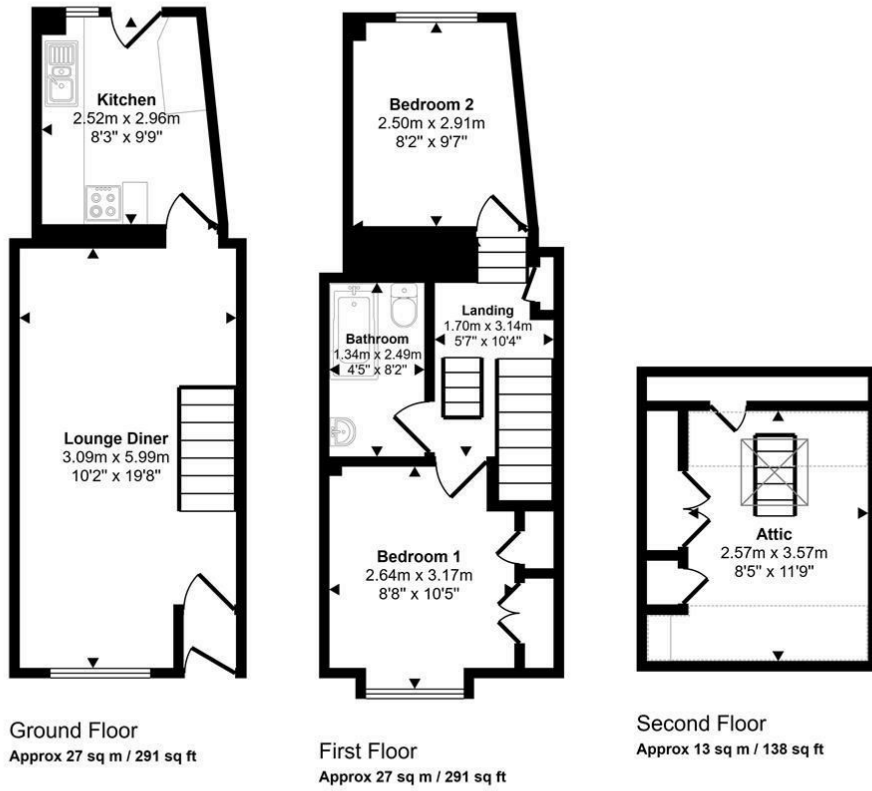
The property is understood to be freehold and this will be confirmed by the Vendor's conveyancer.

### **Energy Certificate**

Band D

# Floor Plan

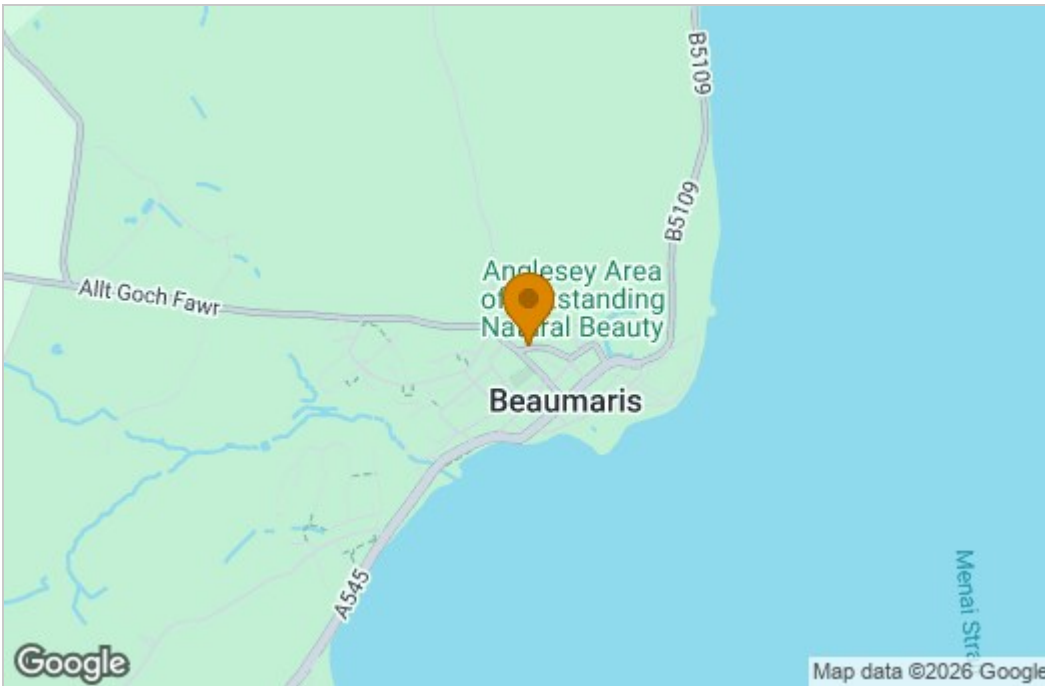
Approx Gross Internal Area  
67 sq m / 720 sq ft



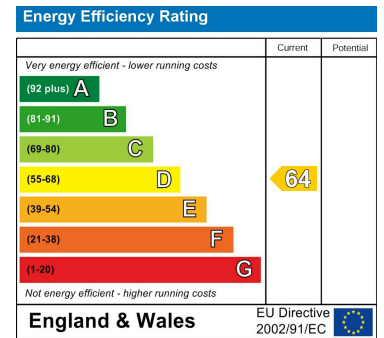
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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