



4 Tawelfan, Beaumaris, LL58 8NA

£135,000

4 Tawelfan, Llanggoed, Anglesey, LL58 8NA

We are acting in the sale of the above property and have received an offer of £130,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

A mid terraced three bedroom ex local authority house in a cul-de-sac position.

Accommodation briefly comprises of: Entrance porch, lounge, kitchen, bathroom and 3 bedrooms.

In need of some refurbishment and benefits from solar panels and air source heat pump.

Llanggoed is known for its picturesque surroundings and community, close to primary school, village store and bus stop. The nearby Beaumaris offers a range of amenities, including shops, restaurants, and stunning coastal views, all within easy reach.

This property presents an excellent opportunity and is available to purchase with no onward chain.

Entrance Porch 3'9" x 3'1" (1.16 x 0.94)

Hall

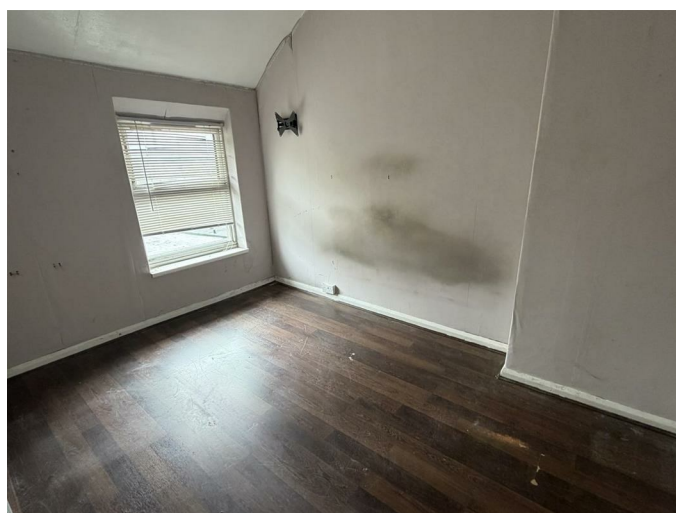
Lounge 12'10" x 12'2" (3.92 x 3.72)



Bedroom 1 10'11" x 9'1" (3.34 x 2.79)



Bedroom 2 11'8" x 8'3" (3.57 x 2.54)



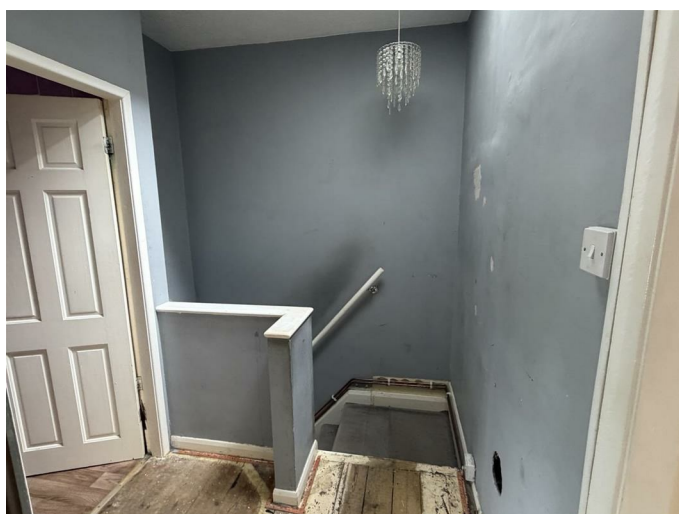
Kitchen 17'10" x 8'7" (5.45 x 2.62)



Bedroom 3 9'2" x 8'6" (2.80 x 2.60)



First Floor Landing



Bathroom/WC 6'6" x 6'2" (2.00 x 1.90)



Outside



Lawned front garden with shared pathway leading to the front entrance. Enclosed rear garden with store sheds.

Tenure

Freehold.

Services

Mains water, drainage and electricity.
No mains gas available.
Solar panels and air source heat pump.

Council Tax

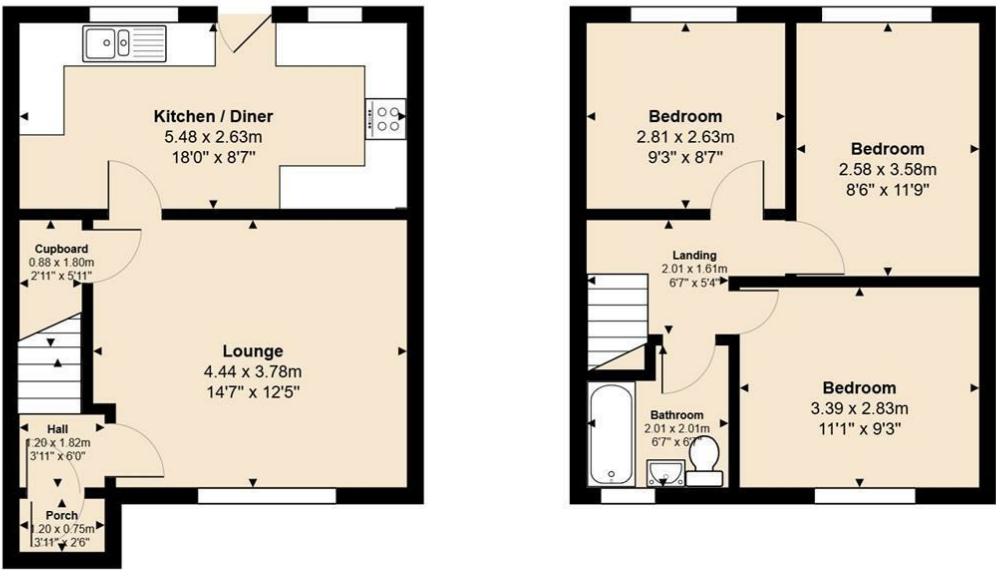
Band C.

Energy Rating

Band C.

Floor Plan

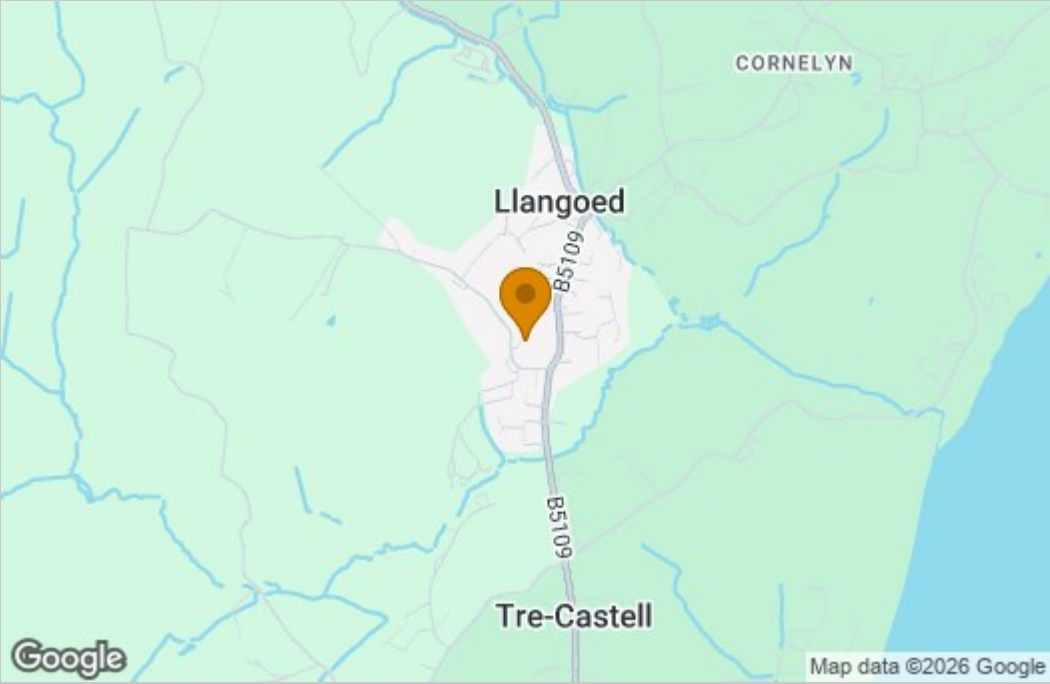
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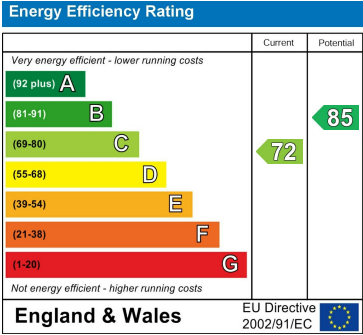
Total Area: 73.5 m² ... 791 ft²

All measurements are approximate and for display purposes only

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.