



Treflys 17A Rosemary Lane, Beaumaris, LL58 8ED

£330,000

An extensively modernised end terrace house, extended to provide comfortable family accommodation, presently used as a holiday let and can be available furnished by negotiation. The property has been upgraded by the present owner to a high standard throughout, to include contemporary kitchen and bathroom fittings with the kitchen opening onto a delightful conservatory dining room extension which in turn opens onto a good sized paved and private courtyard garden. It has two double bedrooms and a spacious newly appointed bathroom. Benefiting from recently upgraded wiring, double glazing and gas central heating, the house is in excellent decorative order and ready to move in, in this popular area of the town being central to all amenities and a five minute walk to the sea front.

Viewing recommended and available to purchase with no onward chain.

Entrance Hall



Having a composite double glazed entrance door, Karndean flooring, radiator, two pendant lights and stair case to the first floor. Pine door to:

Lounge/Dining Room 22'9" into bay x 10'11" (6.93 into bay x 3.32)



A spacious area formerly two rooms opened into one, and having dual aspect windows to both front and rear. Large inglenook fireplace with newly fitted Henley wood burning stove on a slate hearth. Contemporary and newly installed light grey laminated floor covering. Two radiators, two pendant lights, under stairs store cupboard and tv connection.

Kitchen 12'5" x 7'9" (3.78 x 2.37)



A naturally light room having a wide opening onto

the dining conservatory extension. Newly installed and extensive range of shaker style base and wall units in an "off white" finish with matching worktop surfaces. Integrated ceramic hob with modern style stainless steel extractor over and eye level double oven. Integrated washing machine and dishwasher together with a Franke 1.5 bowl stainless steel sink unit with monobloc tap.

Conservatory 10'7" x 7'9" (3.22 x 2.36)



A delightfully light extension to the kitchen to give a spacious dining area, having a double glazed surround to three sides on a brick plinth and with french style doors onto the rear courtyard garden. Radiator, wall lighting and power points.

First Floor Landing



Having a side aspect window, hatch to the roof space and pendant light.

Bedroom 1 13'4" x 9'3" (4.06 x 2.81)



Front aspect PVC double glazed window. Feature cast iron fireplace, with adjoining dressing table recess.

Bedroom 2 10'8" max x 8'11" (3.25 max x 2.72)



Having rear aspect window, radiator, pendant light and feature cast iron fireplace.

Bathroom 10'7" max x 7'9" (3.22 max x 2.36)



A spacious area and having a newly installed suite

in white comprising of a panelled bath with thermostatic shower control over and glazed shower screen, and recessed shelf. Wash basin and WC contrasting grey floor covering and tall towel radiator. Spacious linen cupboard housing the gas central heating boiler

External



Timber gates to the side of the property allow off road parking (for a small car/bike, 2.15 meters wide) which is flagged and leads to the rear walled garden which is also flagged for low maintenance, providing a spacious area to relax and enjoy the southerly sunshine. The rear garden also includes a timber store shed, light and water tap.

Holiday Letting

The property is presently utilised as a successful holiday let which comfortably exceeds all letting criteria and is currently exempt from council tax. Available to purchase with most contents by negotiation.

Tenure

Understood to be freehold and this will be confirmed by the vendors conveyancer.

Services

All mains services connected.
Gas central heating system.

Energy Performance Rating

Band E.

Council Tax

Band D.

Floor Plan



Total area: approx. 79.1 sq. metres (851.8 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

17a Rosemary Lane, Beaumaris

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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