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ESTATE AGENTS

3 Cae Morley, Beaumaris, LL58 8YZ

£245,000

A spacious 3 bedroom semi detached house conveniently located within the village on a quiet cul de sac. Having the benefit of 2 living rooms, kitchen, spacious utility room, 3 double bedrooms and bathroom. The property is ideally suited as a first time purchase or family house. Although in need of some modernisation, the property has an oil central heating, double glazing, garage and gardens to front and rear.

Llangoed is a small rural village with a shop and Primary School and is just over 2 miles to the seaside town of Beaumaris, and about a 20 minute drive to Menai Bridge and the A55 coast road.

Entrance Hall
A wide entrance hall with double glazed entrance door, staircase to the first floor, telephone point.

Living Room 16'0" x 13'5" (4.88 x 4.11)
Having a wide front aspect window giving a good amount of natural daylight. Tiled fireplace and hearth, radiator. Door through to:-

Dining Room 10'5" x 10'4" (3.19 x 3.16)
With a rear aspect window with radiator under. This room is currently used as a Sitting Room.

Kitchen 10'4" x 10'4" (3.17 x 3.15)
Having a range of base and wall units to 3 sides in a dark oak style finish with worktop surfaces and tiled surround. Stainless steel sink unit under a rear aspect window, recess for a washing machine and electric cooker point. Radiator, door to:-

Utility Room 11'10" x 10'11" (3.61 x 3.33)
A spacious room to the rear of the garage, with storage cupboards, radiator, Worcester oil fired boiler.

Side Porch
Having a double glazed surround and outside door.

First Floor Landing
With Airing Cupboard and hatch to the attic.

Bedroom 1 12'9" x 11'8" (3.90 x 3.56)
Having a front aspect window giving fine distant views of the mountains and with a radiator under. Fitted wardrobe.

Bedroom 2 12'2" x 10'4" (3.73 x 3.17)
With a rear aspect window enjoying a rural outlook with radiator under. Fitted wardrobe.

Bedroom 3 9'9" x 9'4" (2.98 x 2.85)
With front aspect window having mountain views, radiator, fitted wardrobe.

Bathroom 6'9" x 5'8" (2.08 x 1.75)
Having an older suite in a light grey finish comprising of a panelled bath with electric shower, wash basin, WC shaver point. Tiled and pvc wall panels.

Separate WC

Outside
The property is set back with a open lawned garden to the front and extended concrete area to give off road parking area for 2 cars and access to the Garage.
There is a further slightly sloping lawn to the side and access to a good sized rear garden with lawn, garden shed and outside water tap.

Attached Garage 16'3" x 11'9" (4.97 x 3.59)
With up and over door, power and light. 2 double glazed windows.

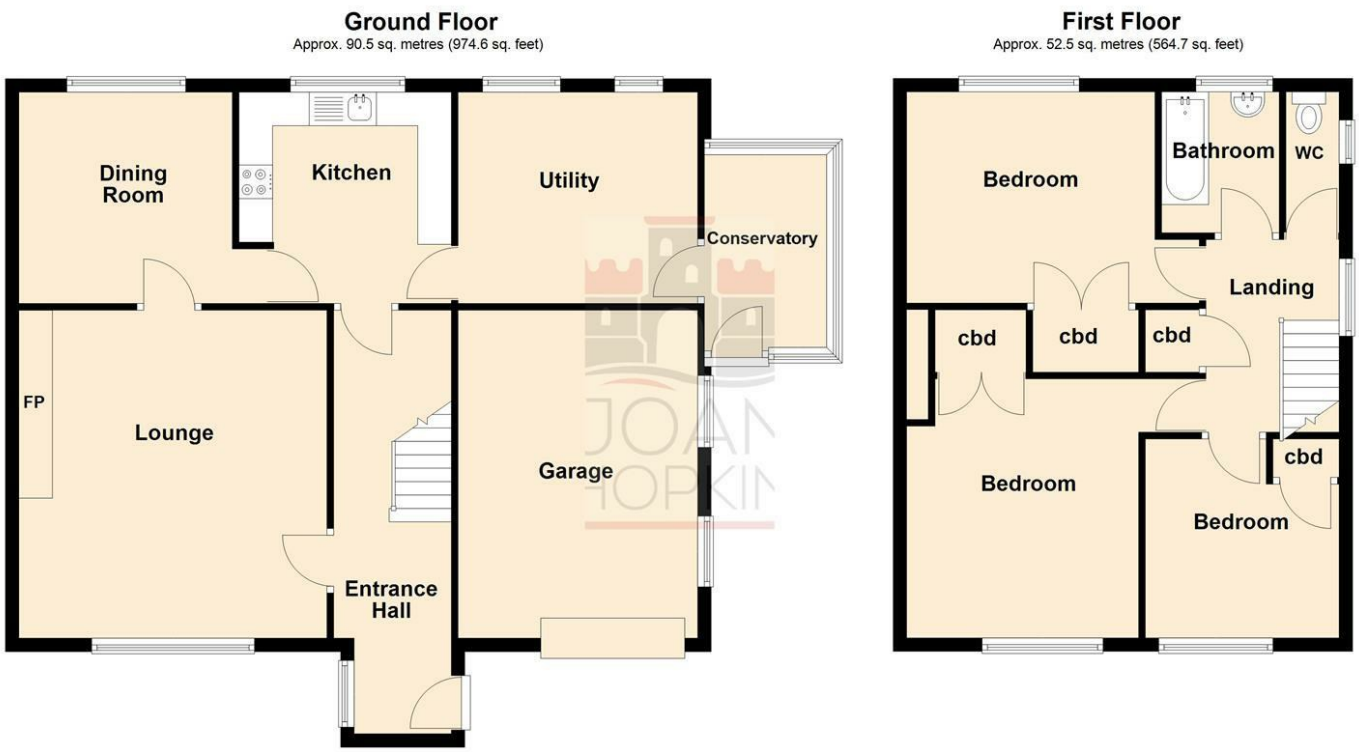
Services
Mains water, drainage and electricity.
Oil fired central heating.

Tenure
The property is Freehold and this will be confirmed by the Vendor's conveyancer.

Council Tax
Band D

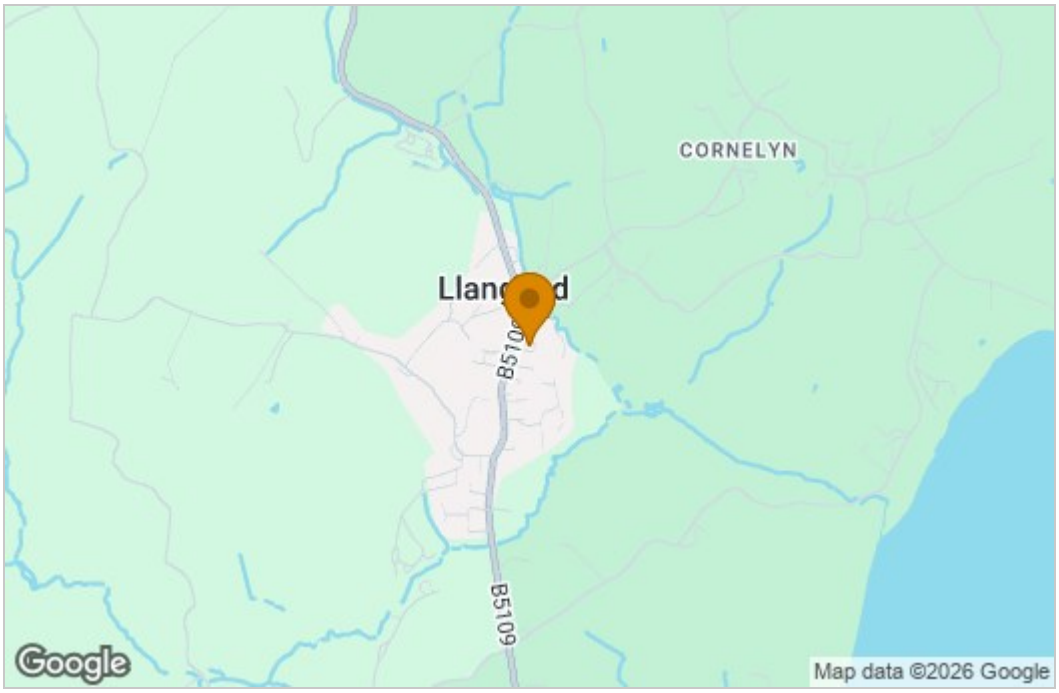
Energy Efficiency
Band E.

Floor Plan

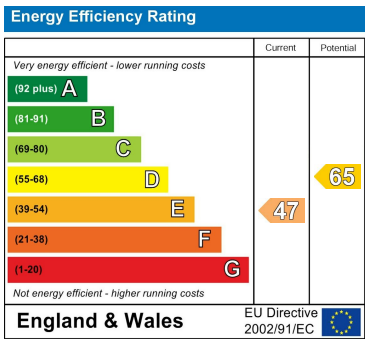


Total area: approx. 143.0 sq. metres (1539.3 sq. feet)

Area Map



Energy Efficiency Graph



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