



1 Tyn Y Gongl Cottage Castle Street, Beaumaris, LL58 8DA

£315,000

A modern and very conveniently positioned ground floor two bedroom apartment, centrally situated in the centre of this sought after seaside town looking directly at the Castle 200 meters away, and within easy walking distance of the sea front and local shops/amenities. Having been converted around 15 years ago and tastefully upgraded over the last two years by the present owner.

Considered ideally suited for retirement or holiday use, the accommodation provides a Lounge directly overlooking the Castle, a kitchen/breakfast room, two double bedrooms one being en suite and family bathroom. Gas central heating and double glazed to the rear, there is secure parking to the rear, and a small patio area.

A successful holiday let, and can be available as a going concern to include most contents if required.

Viewing highly recommended and available to purchase with no onward chain.

Rear Entrance Hall



Having a timber double glazed entrance door, and two further windows. Radiator, airing cupboard with shelving and radiator, wall shelving.

Lounge 14'2" x 13'8" (4.32 x 4.17)



Having a front aspect timber sash window giving an excellent view of the Castle and with radiator under. Former fireplace opening with painted timber surround and fitted cupboards to one side. TV and telephone connections.

Kitchen/Breakfast Room 14'7" x 9'9" (4.44 x 2.96)



Having a comprehensive range of fitted base and wall kitchen units to three sides in a light "buttermilk" laminate finish with contrasting timber worktop surfaces and tiled surround. Integrated appliances

include a ceramic hob with extractor over and oven under. Separate fridge and freezer, dishwasher, and built in eye level microwave oven. Worcester gas fired central heating boiler, ceiling spot lights and two wall lights. Inner passage with larder style cupboard.

Bathroom 7'0" x 4'6" (2.13 x 1.38)



Having a modern suite in white comprising of a mini bath with thermostatic twin head shower over and glazed shower screen. WC wash hand basin, chrome towel radiator.

Bedroom 1 15'3" x 11'7" (4.64 x 3.52)



Having full length fitted wardrobes and cupboards to one wall. Wide rear aspect window with radiator under, ceiling spot lighting.

En Suite Shower Room 9'2" x 6'4" (both maximum) (2.80 x 1.92 (both maximum))



Having a shower cubicle with glazed door and thermostatic shower control. WC, wash hand basin, chrome towel radiator.

Bedroom 2 14'1" x 11'11" (4.30 x 3.63)



Having a wide front aspect window giving an excellent view of the Castle and with radiator under. Former fireplace opening with timber surround. Large walk in storage cupboard.

Outside



A secure gated entrance leads to a spacious communal rear courtyard which gives 3 parking spaces, one allocated for each of the properties. Paved patio area enjoying a sunny southerly aspect and outside tap.

Services

All mains services connected.
Gas fired central heating system.

Tenure

The apartment is understood to be Leasehold with a share of the Freehold.
The property is a Grade 2 Listed Building.

Energy Certificate
Band C.

Council Tax
Band D.

Holiday Letting

The property has in recent years traded as a successful holiday let. It has successfully met the 182 day requirement for Rate Relief.
Trading accounts can be made available to bona fide purchasers only.
Much of the quality contents can be made available by negotiation.

Floor Plan

Ground Floor

Approx. 77.7 sq. metres (836.0 sq. feet)



Total area: approx. 77.7 sq. metres (836.0 sq. feet)

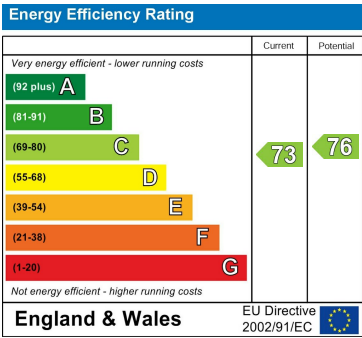
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

Tyn Y Gogle, Beaumaris

Area Map



Energy Efficiency Graph



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