JOAN HOPKIN
ESTATE AGENTS

22 Tawelfan, Beaumaris, LL58 8NA

£195,000

SALE AGREED

An extended 3 bedroom semi-detached house which presents a wonderful opportunity for anyone looking to settle in a peaceful yet accessible location.

With its spacious layout and ample parking, it is sure to appeal to a variety of buyers.

The main accommodation briefly comprises of: Dining room with multi fuel stove, lounge with open fire and double doors to the sun room with kitchen off. To the first floor there are three bedrooms and a bathroom.

Llangoed 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, local attractions and stunning coastal views, all within easy reach.

Viewing recommended to appreciate the location and potential.

Entrance Porch 5'9" x 3'10" (1.77 x 1.18)

Hallway 12'0" x 6'11" including stairs to first floor (3.67 x 2.13 including stairs to first floor)

Dining Room 10'5" x 8'3" (3.20 x 2.53)

Lounge 13'3" x 11'4" (4.05 x 3.47)

Kitchen 12'1" x 8'3" (3.69 x 2.54)

Sun Room 15'8" x 6'5" (4.78 x 1.98)

First Floor Landing

Bedroom 1 15'2" x 9'7" (4.63 x 2.94)

Bedroom 2 10'6" x 8'11" (3.22 x 2.72)

Bedroom 3 8'8" x 8'0" (2.66 x 2.45)

Bathroom/WC 6'10" x 5'8" (2.09 x 1.73)

Outside

To the front is a shared driveway which serves No.22 and 23. To the front of the property there is ample space for off road parking and garden area. The driveway leads to the rear of the property with further off road parking and in turn leads to the detached garage. The rear garden is a generous size, mainly lawned with crazy paving, timber shed and summer house.

Detached Garage 26'1" x 9'7" (7.96 x 2.93)

Tenure

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

Council Tax

Band C.

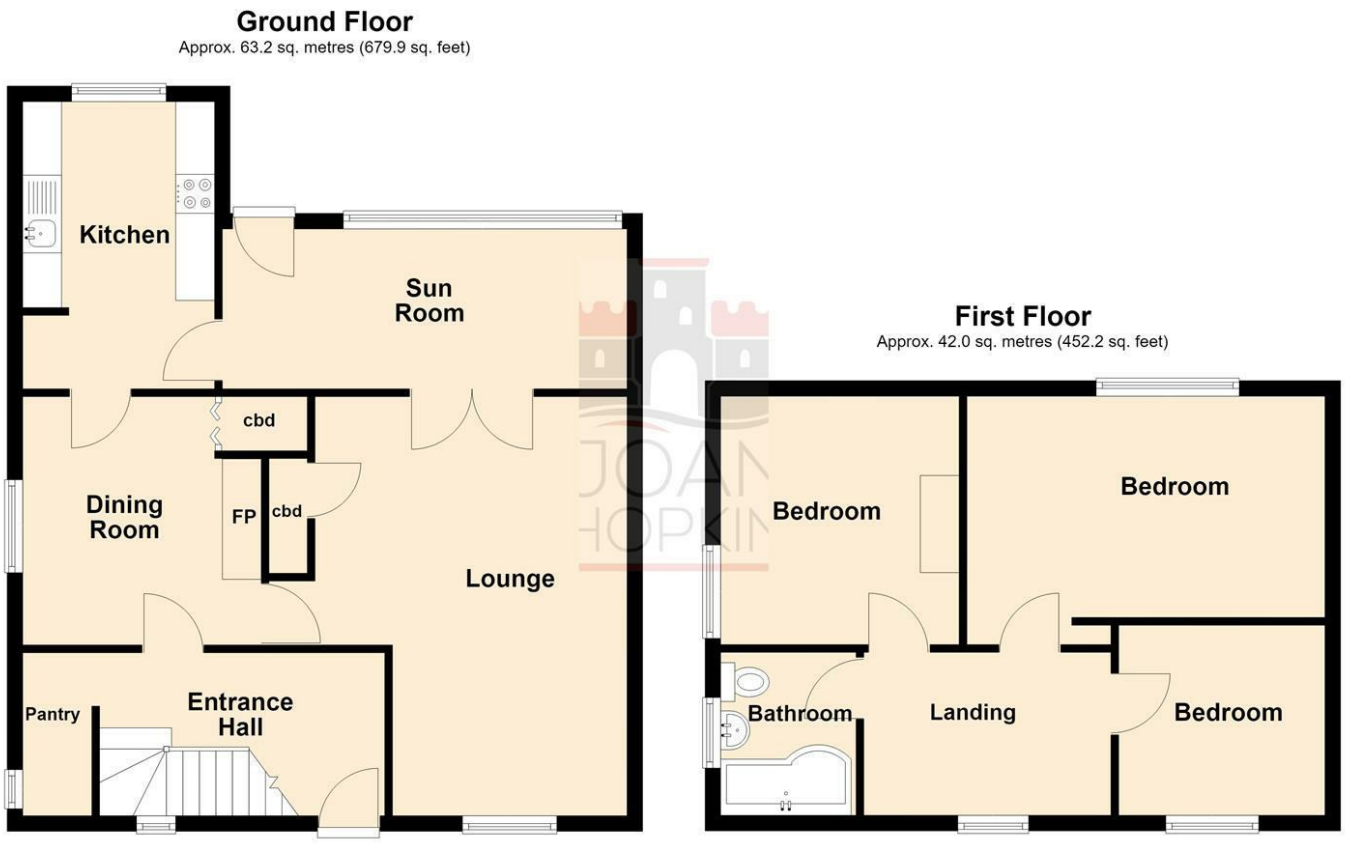
Energy Rating

Band E.

Services

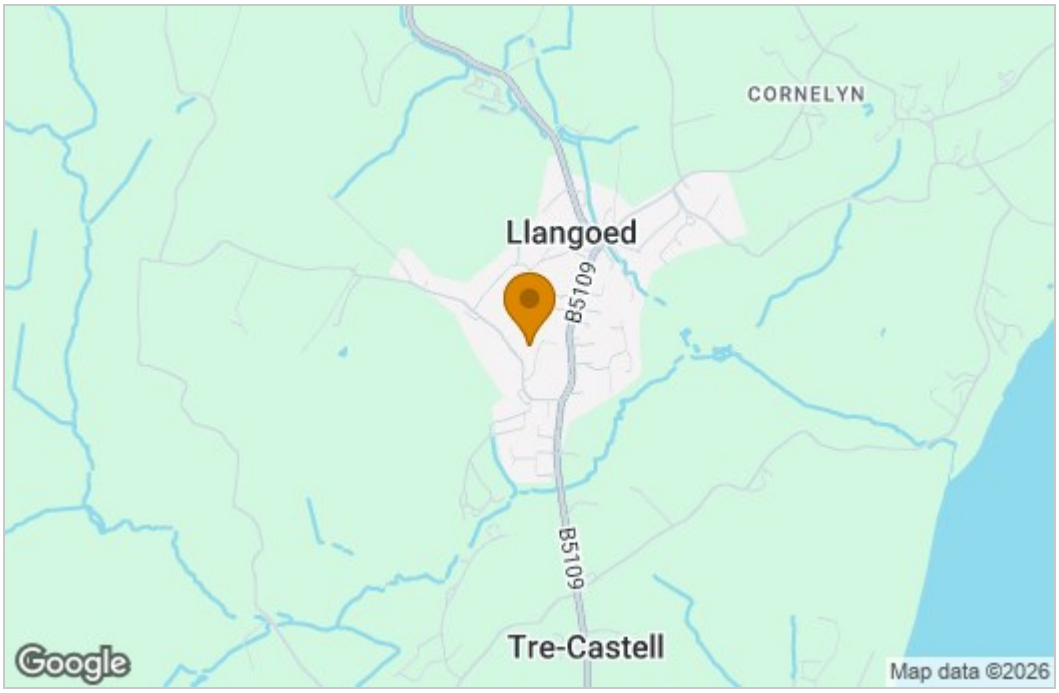
Mains water, electricity and drainage.
No mains gas available.

Floor Plan

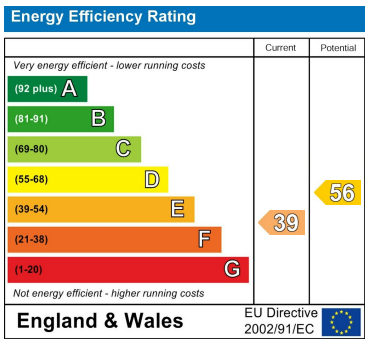


Total area: approx. 105.2 sq. metres (1132.1 sq. feet)

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.

Tudor Rose, 32 Castle Street, Beaumaris, Sir Ynys Mon, LL58 8AP
Tel: 01248 810847 Email: enquiries@joan-hopkin.co.uk https://www.joan-hopkin.co.uk