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ESTATE AGENTS

38 Rating Row, Beaumaris, LL58 8AF

£159,950

UNDER OFFER

A neat inner terrace two storey house, centrally located within the town, being competitively priced and considered an ideal first time purchase. The accommodation provides an open plan living/dining room, kitchen with access to a small private rear garden. To the first floor there are two bedrooms and bathroom, and a further fully floored attic room. Gas central heating.

Well worth inspection for the price.

Living/Dining Room 18'0" x 10'7" (5.50 x 3.24)

Light laminate floor covering, staircase to the first floor, radiator. Ample room for a dining table.

Kitchen 9'7" x 7'7" (2.93 x 2.33)

Having a range of timber base and wall units in a pine finish with worktop surfaces and tiled surround. Recess for an electric cooker with extractor over, and recess for a washing machine. Stainless steel sink unit, quarry tiled door, radiator, door to the rear garden.

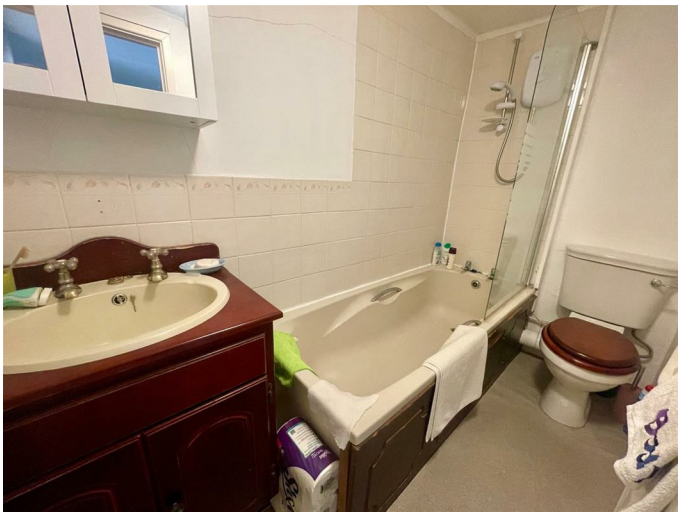
First Floor Landing

With a hatch to the attic room and folding timber ladder to give access. Wall cupboard and shelving.

Bedroom 1 9'4" x 8'7" (2.87 x 2.63)

Having a front aspect window, fitted wardrobe with shelving, radiator.

Bathroom 8'0" x 4'3" (2.45 x 1.32)



With an older suite comprising of a timber panelled bath with electric shower over and glazed shower screen. Wash basin in a timber vanity cupboard with mirror front cabinet over and nearby shaver connection. WC radiator.

Bedroom 2 9'8" x 7'10" (2.97 x 2.41)

With a double glazed rear aspect window giving lovely views over gardens and nearby agricultural land. Radiator.

Attic Room 11'8" x 8'3" (3.56 x 2.54)

Being fully floored and with a velux roof window and radiator. Fitted cupboards one housing a Worcester gas fired central heating boiler. This room is suitable as a small study or occasional bedroom.

Outside

To the rear of the cottage is a small enclosed garden area, part paved and a great spot to sit outside enjoying a good amount of privacy.

Services

All mains services connected.
Gas central heating system

Council Tax

Band D

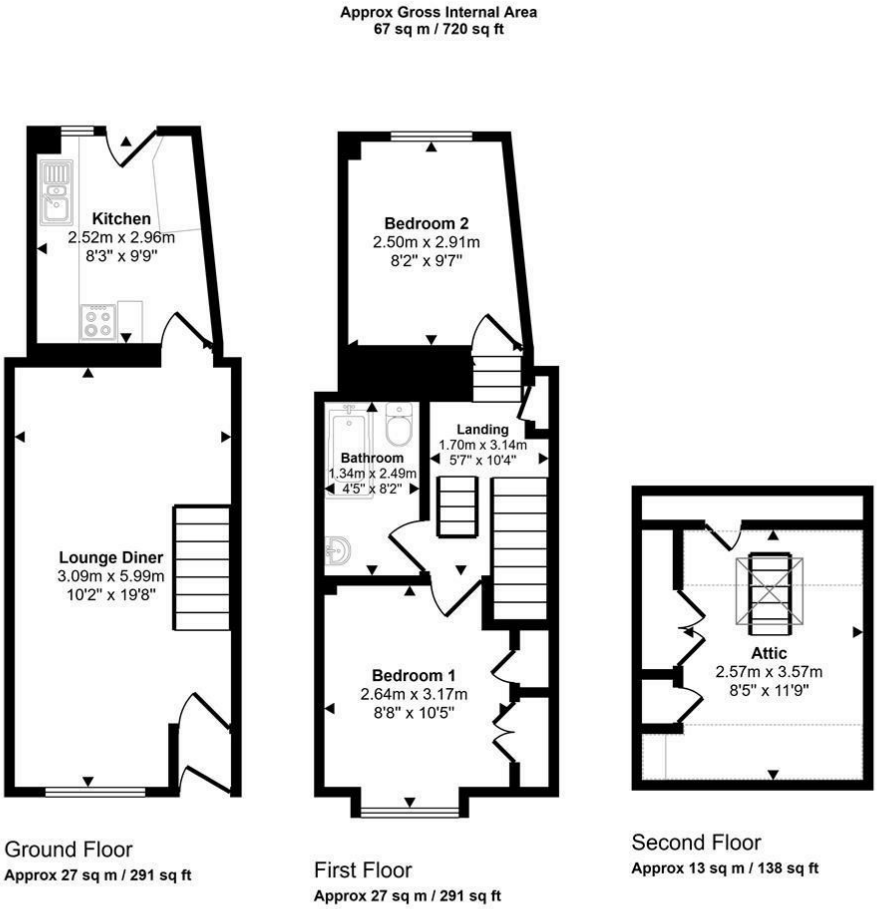
Tenure

The property is understood to be freehold and this will be confirmed by the Vendor's conveyancer.

Energy Certificate

Band D

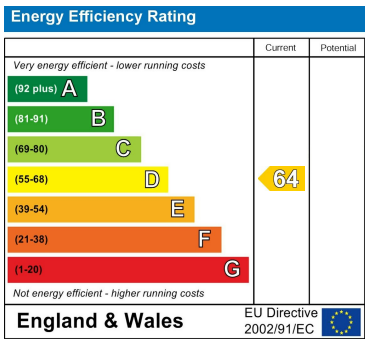
Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map

Energy Efficiency Graph



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