



## Brnydd 2 Rose Hill, Beaumaris, LL58 8EN

**£295,000**

SOLD SUBJECT TO CONTRACT

An attractive terraced cottage of character, being much larger than average, and situated in a quiet area of the town, close to the historic Gaol, yet within level walking distance of all town's amenities, to include the Castle, Pier and sea front. The property has been upgraded to a modern standard but with many original features retained, having a spacious kitchen/dining room with wide opening to the front living room and a ground floor WC. It has two double bedrooms plus a spacious attic conversion, with fixed staircase access. It has double glazing, gas central heating and a spacious gardens especially to the rear.

Worthy of internal inspection and sold with no onward chain.

### Entrance Hallway



Having a hardwood front door, stair case to the first floor with store cupboard under, radiator, mains smoke alarm, wall light point and pendant light.

### Kitchen Diner 12'8" x 11'6" (3.85 x 3.50)



Being a delightful living area, presently with a central dining table in a farmhouse style, benefitting from excellent natural daylight from the double doors which overlook the rear garden. A feature of the kitchen is the old oven range (not in use) with a slate surround. There is a modern range of cream base and wall kitchen units with wood effect worktop surfaces and a patterned tile surround. Integrated stainless steel gas hob with 'Belling'

extractor over and integrated 'Bosch' oven with fitted 'Newworld' microwave over. Integrated 'Bosch' dish washer, and 1.5 bowl stainless steel sink unit with monobloc tap. Quarry tiled floor and contemporary wall mounted radiator. Pendant light and four inset downlights to ceiling. A large opening from the kitchen leads to:-

### Living Room 15'0" x 11'4" (4.58 x 3.45)



Having an inset living flame gas fire and slate hearth, timber floor covering, radiator, tv and telephone connections. PVC double glazed window to the front elevation. Pendant light.

### Cloak Room/WC 5'2" x 2'11" (1.59 x 0.90)



With mostly tiled walls and tiled floor, and with button flush WC. Wash hand basin, recessed wall mirror, inset downlight and wall light point. PVC double glazed window to the side elevation. Double louvered doors opening to the utility room.

**Utility Room 6'5" x 5'9" (1.96 x 1.74)**



Having a stainless steel sink unit with cupboard under and wall cupboard over and shelving. Plumbing for a washing machine and space also for a dryer. Quarry tiled floor and wall mounted Baxi combi gas central heating boiler. PVC double glazed window to the side elevation. Ceiling light.

**First Floor Landing**

With radiator, stair case to the first floor with storage under. Rear aspect PVC double glazed window. Mains smoke alarm and pendant light.

**Bedroom 1 13'10" x 11'8" (4.22 x 3.55)**



A spacious double bedroom with a feature made of an attractive former fireplace grate. Front aspect PVC double glazed window, radiator and pendant light.

**Bedroom 2 13'5" x 9'3" (4.10 x 2.82)**



Again a good sized double room with a feature made of a former fireplace. Rear aspect window overlooking the rear garden and with distant mountain views. Radiator and pendant light.

**Bathroom/Shower Room/WC 10'6" x 7'5" (3.21 x 2.27)**



A four piece suite in white comprising of a panelled bath, shower cubicle with thermostatic shower control. Fitted vanity unit in white with storage drawers and incorporating a wash hand basin and button flush WC together with a large wall mirror over with lighting. There is a further storage cupboard and chrome towel radiator, and the walls are fully tiled as is the floor and with PVC panelling to the ceiling with four inset downlights. PVC double glazed window to the rear elevation.

**Attic Room 16'8" x 12'3" (5.08 x 3.73)**



Converted to a good standard but not having Building Regulation approval. This room is currently used as a bedroom, with wide fixed stairs access, good central headroom and two Velux roof lights to give fine distant mountain views. A feature has been made of the exposed roof purlins and "A" frame, eaves storage cupboards, radiator, two pendant lights and telephone point.

## Outside



To the front is a well screened paved courtyard area. To the rear is a most attractive and larger than average garden, comprising of a concreted patio adjoining the kitchen doors, while the remainder is a well tended lawn with flower borders and Palm tree. The garden is not unduly overlooked and enjoys a sunny southerly aspect. Included is a lean to store, attached potting shed and timber garden shed.

### Services

All mains services.  
Gas central heating.

### Tenure

Understood to be freehold and which will be confirmed by the Vendor's conveyancer.

### Council Tax Band

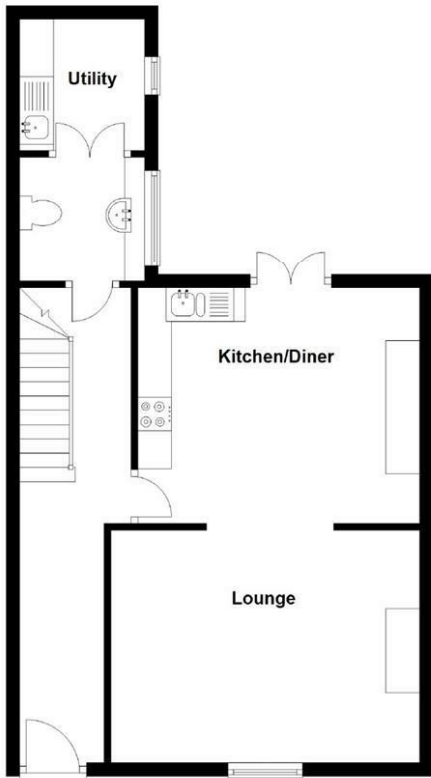
Band E.

### Energy Performance Rating

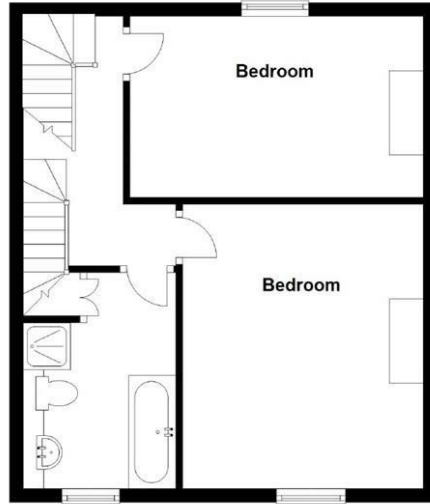
Epc Band D.

# Floor Plan

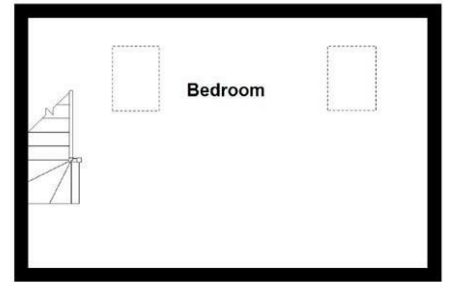
Ground Floor



First Floor



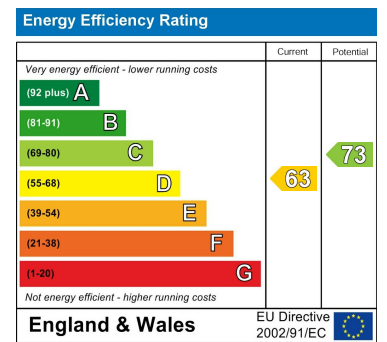
Second Floor



# Area Map



# Energy Efficiency Graph



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