



38 Rating Row, Beaumaris, LL58 8AF

£185,000

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

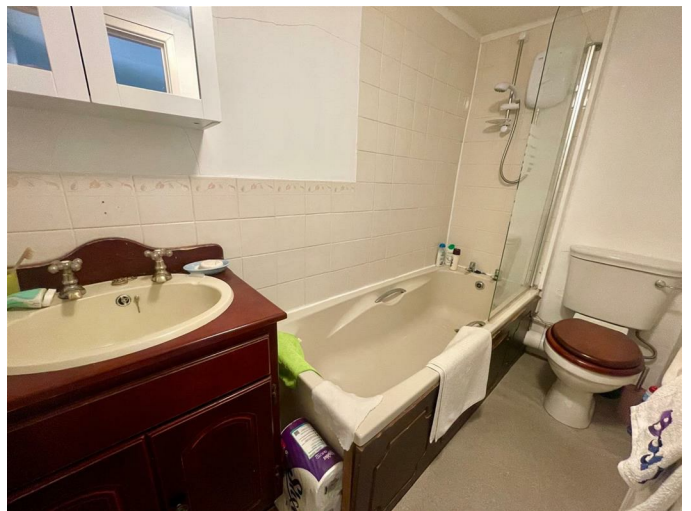
With a hatch to the attic room and folding timber ladder to give access. Wall cupboard and shelving.

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

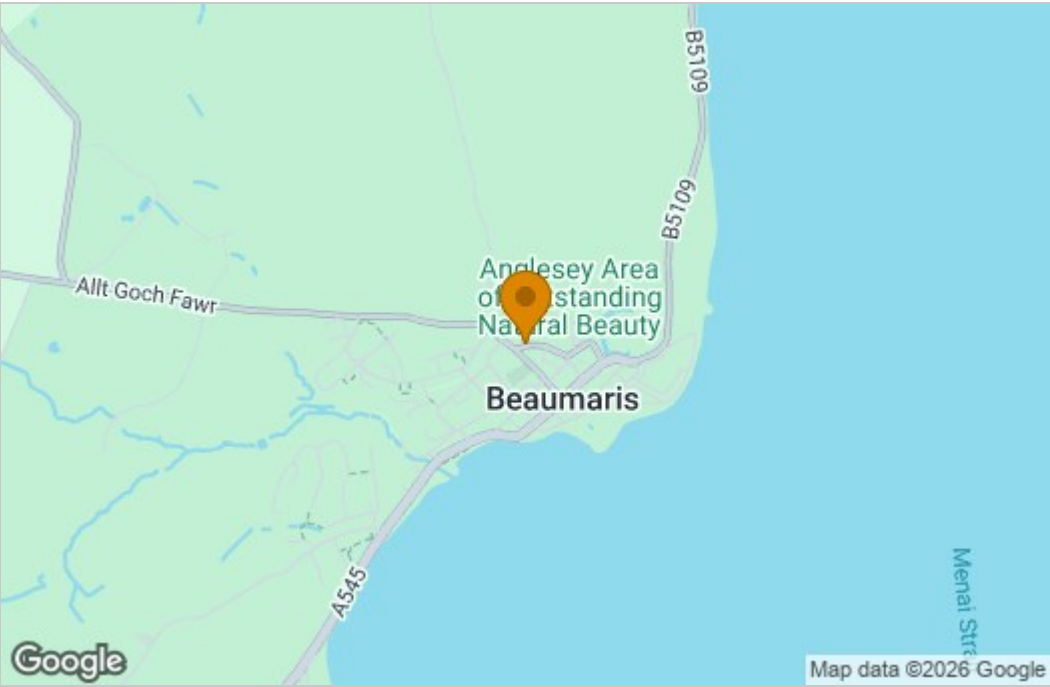
The property is understood to be freehold and this will be confirmed by the Vendor's conveyancer.

Energy Certificate

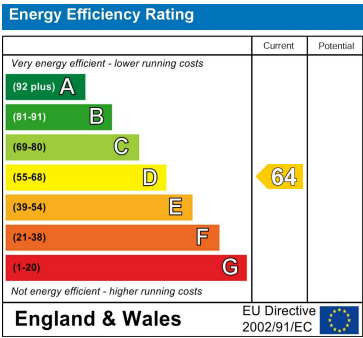
Band D

Floor Plan

Area Map



Energy Efficiency Graph



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