



**11 Margaret Street, Beaumaris, LL58 8DN**  
**Offers In The Region Of £250,000**

A substantial three bedroom period family house, centrally located within the town, being a short walk to the sea front and town's amenities. Retaining several Victorian features, the property affords two reception rooms, 3 spacious bedrooms (one with en-suite), 4 piece family bathroom and kitchen diner having a Rayburn cooker which also serves the central heating. Accessed from the rear courtyard is the attached store room/utility and separate WC.

The property has been upgraded to include PVC double glazed sash windows and external doors. Considered an ideal family house in a popular location.

### **Vestibule**

Part glazed timber entrance door opening to vestibule with original decorative quarry tiled floor, coving to ceiling with pendant light and half glazed inner door to hallway.

### **Hallway**

With staircase leading up to the first floor, radiator and ceiling cornice with pendant light. Door to sitting room and door to dining room.

### **Lounge 12'3" x 9'9" + bay window (3.75 x 2.99 + bay window)**



With a large front bay window sash PVC double glazed. Coving to ceiling and pendant light. Radiator. Glazed timber framed double doors opening to the dining room.

### **Dining Room 12'0" x 10'3" (3.68 x 3.13)**



With double opening PVC double glazed french doors to the rear courtyard. Fitted storage cupboards to one alcove. Radiator and pendant light. Door to hallway and door to:

### **Kitchen/Breakfast Room 14'9" x 8'9" (4.52 x 2.68)**



Fitted with cream fronted wall and base storage units having wood effect work surfaces over and tiled splash back. Recess housing a gas fired 'Rayburn' stove serving as both a cooker and boiler for the central heating system. Rear PVC double glazed window, side elevation PVC double glazed sash window and PVC double glazed side exit door opening to the rear courtyard. Under stairs storage cupboard. Tile effect flooring and six inset down lights to ceiling.

### **First Floor Split Level Landing**

Half landing with pendant light and further staircase to the attic floor.

### **Airing Cupboard**

Housing hot water cylinder and timber slatted shelving. PVC double glazed sash window to side elevation.

### **Bathroom/Shower Room/WC 11'4" x 8'9" (3.46 x 2.68)**



With a four piece suite comprising of a corner bath with mixer tap/shower attachment, button flush WC, vanity wash hand basin with mixer tap and corner

shower enclosure with Mira Sport shower control. Wall mounted white towel radiator, extractor and five downlight to ceiling. Tiled splash backs and tiled flooring. PVC double glazed sash window to the rear elevation.

#### **Bedroom 3 12'0" x 10'0" (3.68 x 3.07)**



Having a full length fitted wardrobes to both alcoves and fitted draw unit, all providing excellent storage. PVC double glazed window sash window to the rear elevation. Radiator and pendant light.

#### **Sitting Room/Bedroom 2 15'1" x 12'1" + bay window (4.61 x 3.70 + bay window)**



A spacious room, currently utilised as a sitting room with large bay window to facade. Fitted shelving and storage cupboard to one alcove. Radiator, coving and pendant light

#### **2nd Floor Bedroom One 22'3" x 11'0" (6.79 x 3.37)**



A spacious through bedroom with PVC double glazed window to the front elevation dormer and PVC feature dormer window to the rear framing panoramic distant mountain top views. (Formerly two bedrooms which could easily be reinstated). Fitted wardrobe, two radiators and six inset downlights. Door to:

#### **En-Suite Shower/WC 9'1" x 2'2" (2.77 x 0.68)**

Modern suite comprising: Button flush WC, vanity wash hand basin with mixer tap and shower cubicle with 'Triton' electric shower unit. Two downlights and extractor.

#### **Outside**



Gated small front paved foreyard. Fully paved rear courtyard with pedestrian access to a rear path and access to the Attached outhouses comprising: Separate WC and Store Room/Utility with plumbing for washing machine, belfast sink, power and light.

#### **EPC Band**

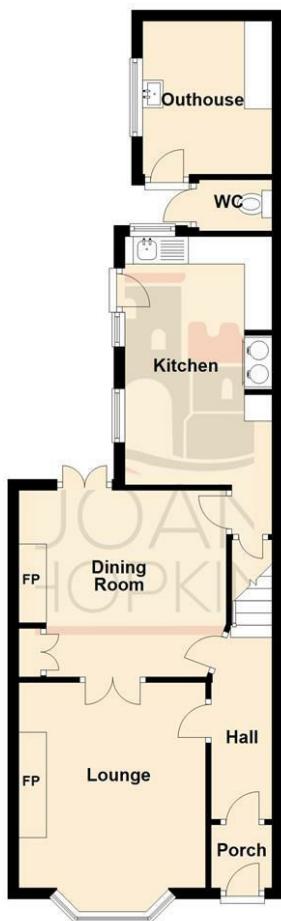
Band E.

#### **Council Tax Band**

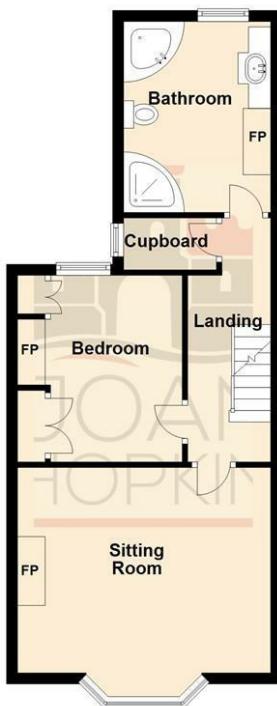
Band E.

## Floor Plan

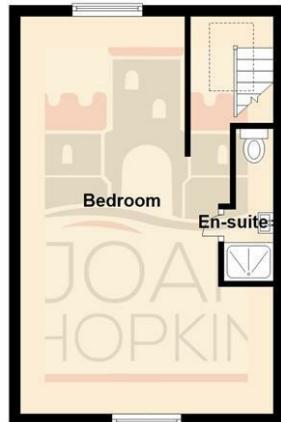
**Ground Floor**  
Approx. 53.8 sq. metres (578.7 sq. feet)



**First Floor**  
Approx. 45.8 sq. metres (492.5 sq. feet)



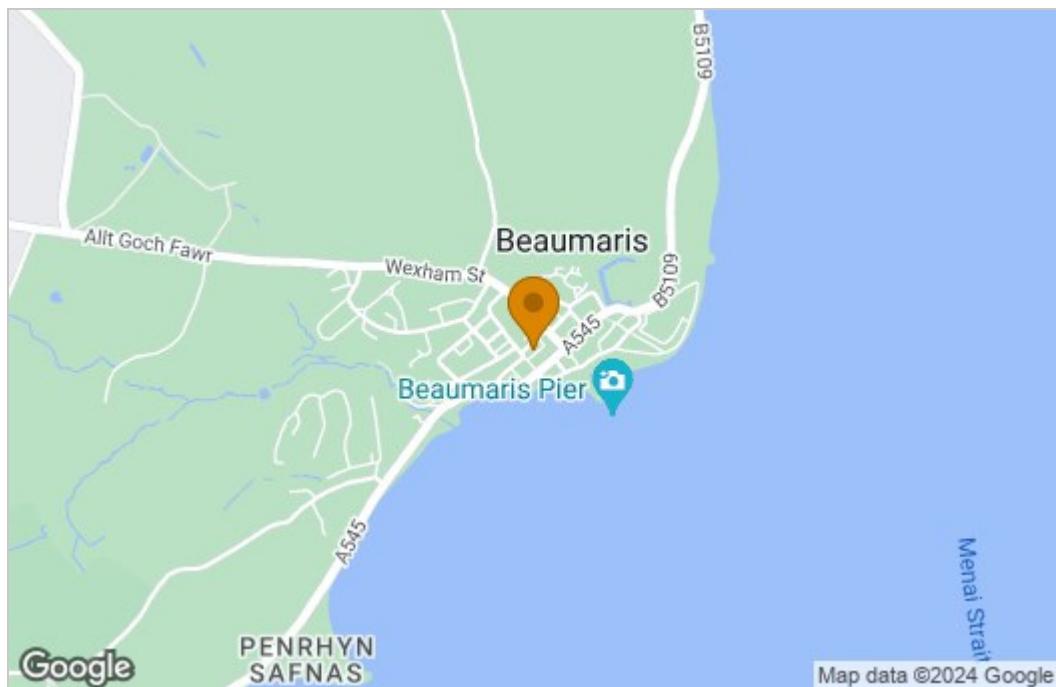
**Second Floor**  
Approx. 33.2 sq. metres (357.0 sq. feet)



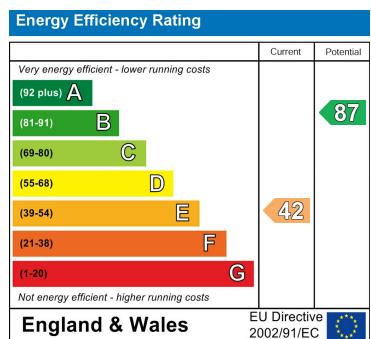
Total area: approx. 132.7 sq. metres (1428.1 sq. feet)

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.

## 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.