



1 Castle Row, Beaumaris, LL58 8DP

£245,000

End of terrace two storey house located in a convenient position near to town centre and waterfront. Accommodation briefly comprises of: Entrance hall, dining room with opening to lounge, kitchen, two bedrooms, bathroom and attic room. Benefiting from gas central heating. Very pleasant rear courtyard with attached store shed & pedestrian access.

Beaumaris is an historic town on the banks of the Menai Straits which is renowned for its Castle dating back to the reign of Edward I and its Victorian pier & gaol. All local amenities are within walking distance of the property, as is the many small local shops, restaurants and cafes.

No onward chain.

Entrance Hall

PVC double glazed entrance door opening to the hallway with wood effect floor covering. Staircase leading up to the first floor landing area. Radiator, over head wall mounted consumer unit, coving and pendant light. Door to:

Dining Room 12'1" x 9'8" (3.69 x 2.96)



Having a feature bow window to rear elevation framing pleasant rear courtyard view. Original storage cupboard to alcove housing factory lagged hot water cylinder. Under stairs storage cupboard with light. Wood effect floor covering, radiator, coving to ceiling and pendant light. Door to kitchen and feature archway opening to the lounge area.

Lounge 10'9" x 10'0" (3.30 x 3.06)



PVC double glazed window to the front elevation. Original storage cupboard to one alcove. two wall light point and coving to ceiling. Continuation of wood effect floor covering.

Kitchen 9'9" x 7'6" (2.99 x 2.31)



Fitted with high gloss Cream fronted base storage units with brushed steel handles, work tops and tiled splash backs. Inset circular stainless sink with

mixer tap. Built-in Zanussi double oven and ceramic hob with glass/stainless steel extractor over. Recess for stand up fridge freezer and under counter space for washing machine. Slate effect floor covering. Side window and PVC double glazed exit door to the rear courtyard.

First Floor Landing

Pendant light and wood effect floor covering. Door to fixed staircase leading up to the attic area.

Attic Area 15'0 into eaves x 13'10 (4.57m into eaves x 4.22m)

With Velux window, two double power points and lighting. Could be used as storage/occasional bedroom.

Bedroom 1 13'10" x 10'11" (4.23 x 3.33)



Front aspect PVC double glazed window. Feature original cast iron fire surround. Bank of fitted wardrobes, radiator, pendant light and wood effect floor covering.

Bedroom 2 12'0" x 8'2" (3.68 x 2.51)



Rear aspect timber glazed window. Feature original cast iron fire surround, radiator, pendant light and wood effect floor covering.

Bathroom 9'5" x 7'3" (2.89 x 2.21)



Modern white suite comprising button flush WC, vanity wash hand basin with mirror fronted cabinet over, bath with glass shower screen, mixer tap and 'Mira Sport' shower unit. Slate effect floor covering. Over head storage cupboard and fitted storage cupboard. Cupboard housing wall mounted 'Worcester' gas combi boiler. Chrome towel radiator. PVC double glazed frosted window to the rear elevation.

Outside



To the rear is a most pleasant private paved courtyard with attached brick built store shed. Water tap and pedestrian rear access.

Tenure

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

Services

Mains water, electricity, gas and drainage.

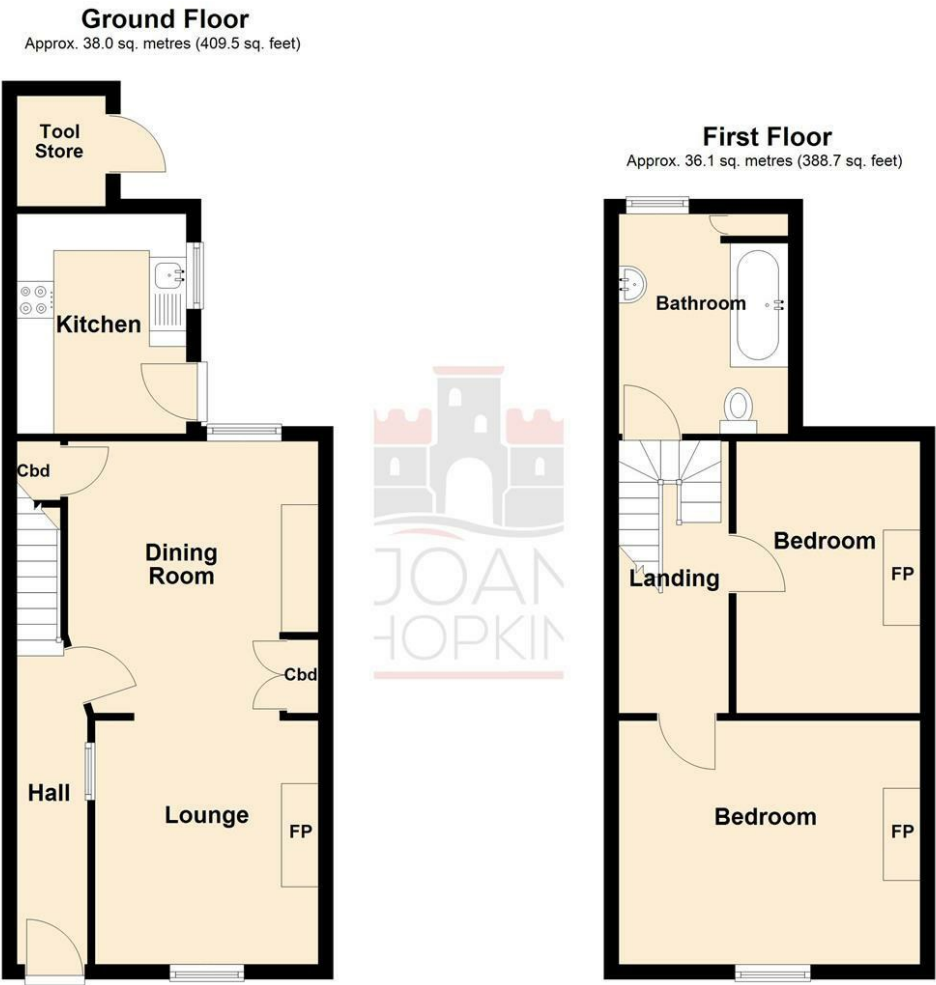
Council Tax

Band D.

Energy Rating

Band D.

Floor Plan

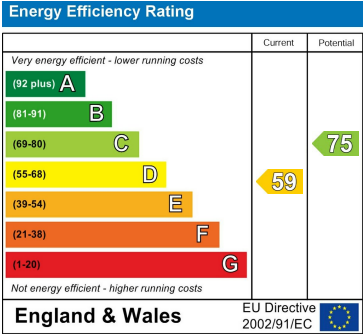


Total area: approx. 74.2 sq. metres (798.2 sq. feet)

Area Map



Energy Efficiency Graph



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