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ESTATE AGENTS

8 Stable Mews Mill Lane, Beaumaris, LL58 8BL

Fixed Asking Price £220,000

A quaint 2 bedroom, 2 bathroom Mews property in a small development on the edge of the town centre, enjoying a private position with nearby trees and gardens, yet within easy walking distance of Beaumaris seafront, Castle and local shops and eating establishments. Built in 1990, the Mews offers comfortable living accommodation but aspect are original and would benefit from upgrading. It has a spacious living room and an kitchen/diner adjoining. Two double bedrooms, one en-suite and family bathroom, as well as a spacious attic room currently used as an occasional bedroom. It has gas central heating, double glazing and allocated parking.
Sold with no onward chain.

Vestibule Porch
Having a glazed front door, coat hanging area.

Living Room 18'0" x 13'10" (5.51 x 4.24)

A spacious living area with dual aspect windows, fitted bench seat, radiator, tv connection. Staircase to the first floor.

Kitchen/Dining Room 13'10" x 8'3" (4.23 x 2.54)

Having a range of base and wall kitchen in an off white finish with matching worktop surfaces and tiled surround. Integrated ceramic hob, eye level oven and microwave as well as an integrated fridge. Space for a washing machine and 1.5 bowl sink unit under a rear aspect window. Dining area with adjacent radiator, door to the rear.

First Floor Landing
Having a hatch with folding ladder to an Attic Room (see below). Airing Cupboard.

Bedroom 1 13'11" x 11'3" (4.26 x 3.45)

A spacious double bedroom with dual aspect windows, radiator.

En Suite Shower Room 9'8" x 3'8" (2.95 x 1.12)

Having a full width shower enclosure with electric shower control and glazed shower screen. Wash basin, WC, towel radiator, exposed timber floor.

Bedroom 2 13'11" x 8'3" (4.25 x 2.53)

Another double bedroom with rear aspect window with radiator under.

Bathroom 7'9" x 6'5" (2.37 x 1.97)

Having a suite comprising of a paneled bath, WC, wash basin, cabinet, radiator

Attic Room 15'8" x 14'0" (4.79 x 4.27)

Currently accessed via a folding ladder off the first floor landing, and with good headroom as well as a gable window and velux window, and offering good scope for conversion, subject to regulations.

Outside

Access via an Arch into the Mews with an allocated parking space for one car.
Adjacent to the entrance is a small rockery garden, and a pathway leads to a good sized rear paved yard with access off the kitchen.
A further area of slightly sloping area of garden is included to the rear of the house.

Services

All mains services connected.
Gas fired central heating

Council Tax

Band D.

Tenure

The property is understood to be freehold and this will be confirmed by the Vendor's conveyancer.
At present there is an annual charge of £150.00 for the maintenance of communal areas to include the woodland to the rear.

Energy Certificate

Band D.

Floor Plan

Ground Floor
Approx. 36.6 sq. metres (394.1 sq. feet)

First Floor
Approx. 37.5 sq. metres (403.5 sq. feet)

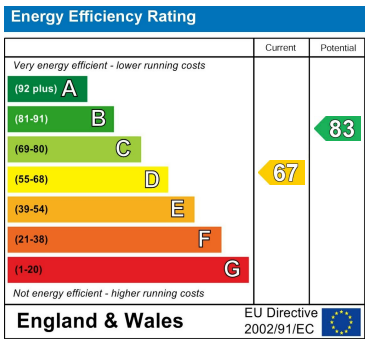
Total area: approx. 74.1 sq. metres (797.7 sq. feet)

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.

8 Stable Mews Mill Lane, Beaumaris

Area Map

Energy Efficiency Graph



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