



Swn Y Wylan Rating Row, Beaumaris, LL58 8AF

£325,000

Located in the heart of Beaumaris, this character mid terraced house offers not just a place to live, but a lifestyle. Enjoy leisurely strolls to the nearby shops, cafes, and restaurants, or take in the picturesque surroundings with a walk along the coast. The sense of community in this area is truly special, making it a wonderful place to call home.

The accommodation briefly comprises: Entrance vestibule, spacious open plan lounge diner with bay window and rear exit door to the sunny rear garden, kitchen, two bedrooms, bathroom/WC and converted attic space. Benefiting from a modern gas central heating system and uPVC double glazing. 'Swn Y Wylan' has a low maintenance private south facing rear courtyard garden to the rear with the added benefit of a private parking area, which could accommodate 2 small cars.

Most worthy of inspection and available with no onward chain.

Entrance Vestibule

Having a composite double glazed door to the entrance vestibule with timber glazed door opening to the open plan lounge diner.

Open Plan Lounge Diner



Lounge 13'1" x 10'4" + bay window (3.99 x 3.17 + bay window)



Dining Room



Kitchen 11'2" x 7'1" (3.41 x 2.16)



Rear Hall 5'4" x 3'6" (1.65 x 1.08)

First Floor Landing



Bedroom 1 13'1" x 12'6" (3.99 x 3.82)



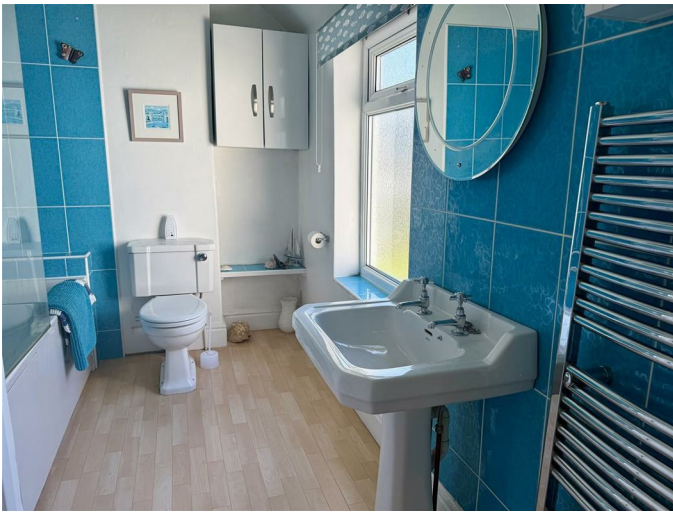
Bedroom 2 12'2" x 6'11" (3.72 x 2.12)



Attic Room/Hobbies Room 14'0" into eaves x 12'6" (4.27 into eaves x 3.83)



Bathroom 10'7" x 7'0" (3.23 x 2.14)



Tenure

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

Services

All mains services connected.
Gas central heating system - New boiler installed during 2019.

Energy Rating

Band D.

Council Tax

Band D.

Outside

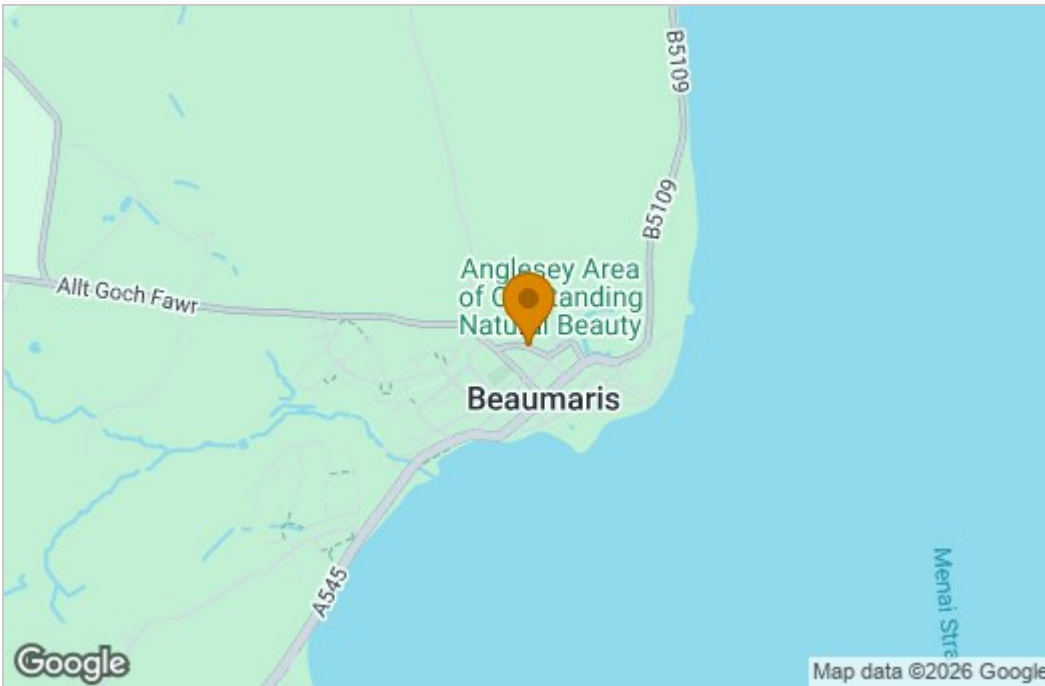


To the front is a small foreyard with pedestrian gate. To the rear is a south facing private garden with flagged patio area, artificial grass and fencing to boundaries providing a good amount of privacy. Attached to the property is an outhouse with plumbing for washing machine. A concrete path leads to the rear timber gate which opens to the private parking area which could accommodate two small vehicles.

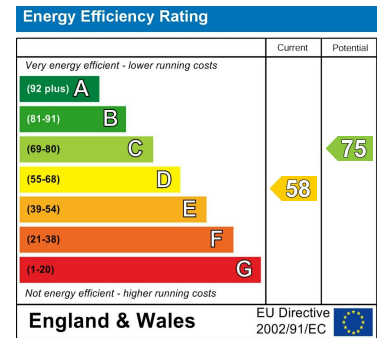
Floor Plan



Area Map



Energy Efficiency Graph



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