



## 21 Rosemary Lane

, Beaumaris, LL58 8ED

£229,500



A cosy two storey mid terraced cottage, centrally located in the historic coastal town of Beaumaris. The well proportioned accommodation, which benefits from PVC double glazing and gas central heating, includes on the ground floor an entrance vestibule, a spacious lounge with log burner, a fitted Kitchen/Diner and a Family Bathroom, while two bedrooms can be found on the first floor.

The front of the property enjoys a small but delightful garden and to the rear an enclosed private paved patio provides the perfect spot for outdoor dining and entertaining, or just relaxing.

No Onward Chain Property - Early viewing advised.



### Entrance Vestibule 4'0" x 3'1" (1.22 x 0.93)

With a double glazed front door, light timber laminate floor covering which extends into the living room. Glazed inner door to:-

### Lounge 14'2" x 11'0" (4.31 x 3.36)

Having a feature full height original stone inglenook fireplace housing a wood burning stove standing on a large slate hearth. Front aspect window, radiator, tv and telephone connections. Recessed stair case to the first floor.

### Kitchen/Breakfast Room 11'1" x 6'5" (3.38 x 1.96)

Having a good range of base and wall units in a medium oak style finish with worktop surface and tiled surround. Integrated stainless steel gas hob with concealed extractor over and Belling oven under and integrated fridge. Recess for a washing machine, and cupboard housing a Viessmann gas fired combi boiler. Recessed area (1.57 x 1.15) with double glazed around suitable for a small table. Two double glazed doors to the rear garden.

### First Floor Landing

### Bedroom 1 14'2" x 10'7" (4.33 x 3.22)

Having a double glazed front aspect dormer window. Radiator, telephone point.

### Bedroom 2 9'0" x 6'2" (2.74 x 1.89)

With a rear aspect double glazed dormer window, radiator.

### Outside

Attractive front fore garden with a small area of grass, flower border and shrubbery. Private enclosed rear garden being mostly paved but with shrubs to the walls.

### Services

All mains services.  
Gas central heating (2018)

### Tenure

Understood to be freehold and this will be confirmed by the vendor's conveyancer.

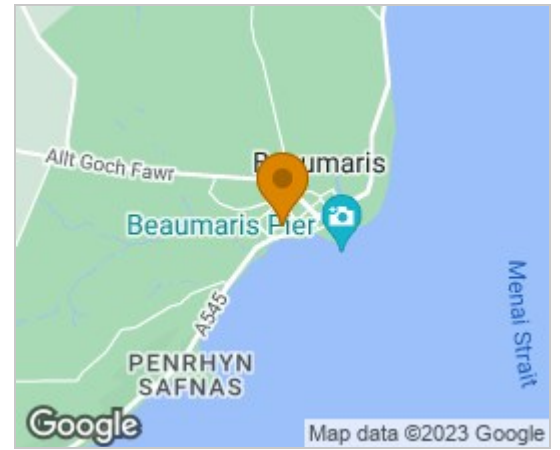
### Council Tax

Band C (£1442.16 2020/21)

### Energy Certificate

Band D.

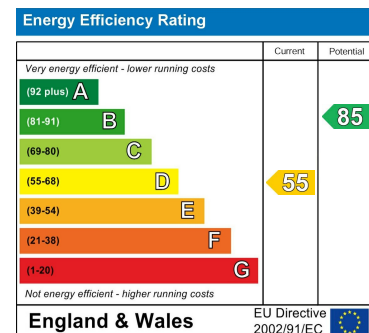
### Area Map



### Floor Plans



### Energy Efficiency Graph



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