JOAN HOPKIN
ESTATE AGENTS









Awelon Rating Row, Beaumaris, LL58 8AF

£325,000

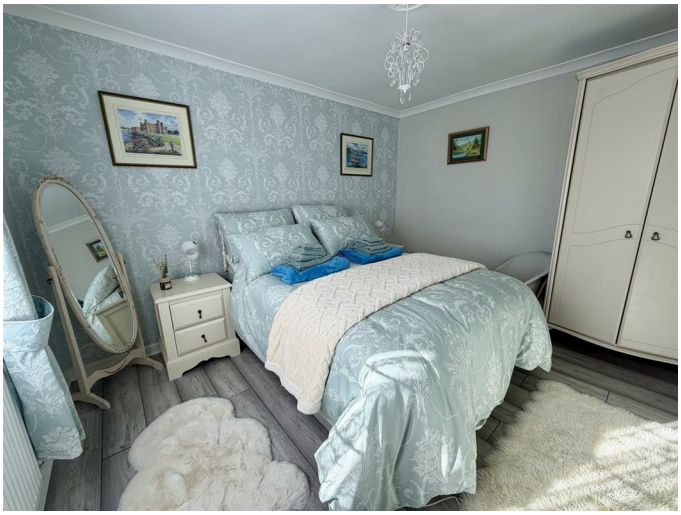
A refurbished character semi detached town house, centrally located within the town, being a short walk to the town center, sea front and Castle, and having the sought after feature of a spacious garage with remote roller door. Designed with the living accommodation on the first floor, to take advantage of the fine townscape vista and distant mountain top views, especially from the first floor balcony, the accommodation provides two bedrooms and shower room/WC on the ground floor and a spacious lounge diner and newly fitted kitchen on the first floor with access onto a large balcony area. During the last twelve months the property has benefited from a new slate roof, new internal staircase, redecoration, new floor covering, insulation, electrical rewire and new heating system. Viewing highly recommended and available to purchase with no onward chain.

Ground Floor Entrance Hall



Having a double glazed entrance door and side panel, two radiators, newly fitted staircase with storage cupboard beneath.

Bedroom 1 12'1" x 9'10" (3.70 x 3.02)



With a front aspect window with radiator under.

Bedroom 2 9'2" x 8'7" (2.80 x 2.63)



With rear aspect window.

Shower Room/WC 7'4" x 5'4" (2.24 x 1.63)



White suite comprising of a full width shower enclosure with Mira thermostatic shower control and glazed shower screen. Wash hand basin in a vanity cupboard and oval mirror over, WC. Towel radiator, fully tiled walls and floor.

First Floor Kitchen 13'6" x 7'9" (4.12 x 2.38)





Newly fitted kitchen with modern wall and base storage units having work tops over and tiled splash backs. Built-in ceramic hob and electric fan oven. Integrated slimline dishwasher and fridge freezer. Cupboard housing an Ideal gas fired central heating boiler. Stainless steel sink with mixer tap and uPVC double glazed window above. Slate effect flooring, radiator and inset down lights to half vaulted ceiling. Double opening doors onto the balcony over the Garage. Door to the lounge diner.

Lounge Diner 18'7" x 11'8" (5.67 x 3.56)



With two front aspect windows giving a fine outlook over the town towards the mountains. Fireplace surround with fitted gas fire, radiator and telephone connection.

Outside



Access off a private unadopted lane to the rear of Rating Row leads to the Garage. Wide paved access with flower border and outside light.
Good sized balcony over the garage with security screens and giving a fine outlook over the town towards the Snowdonia mountains.

Garage 16'0" x 10'9" (4.90 x 3.28)





With an electric roller door, side uPVC double glazed door, 'Evec' electric car charging point, power and light. Having good headroom of approximately 2.2 meters.

Services

All mains services connected.
Newly fitted gas fired central heating system.

Tenure

The property is understood to be Freehold and this will be confirmed by the Vendor's conveyancer.

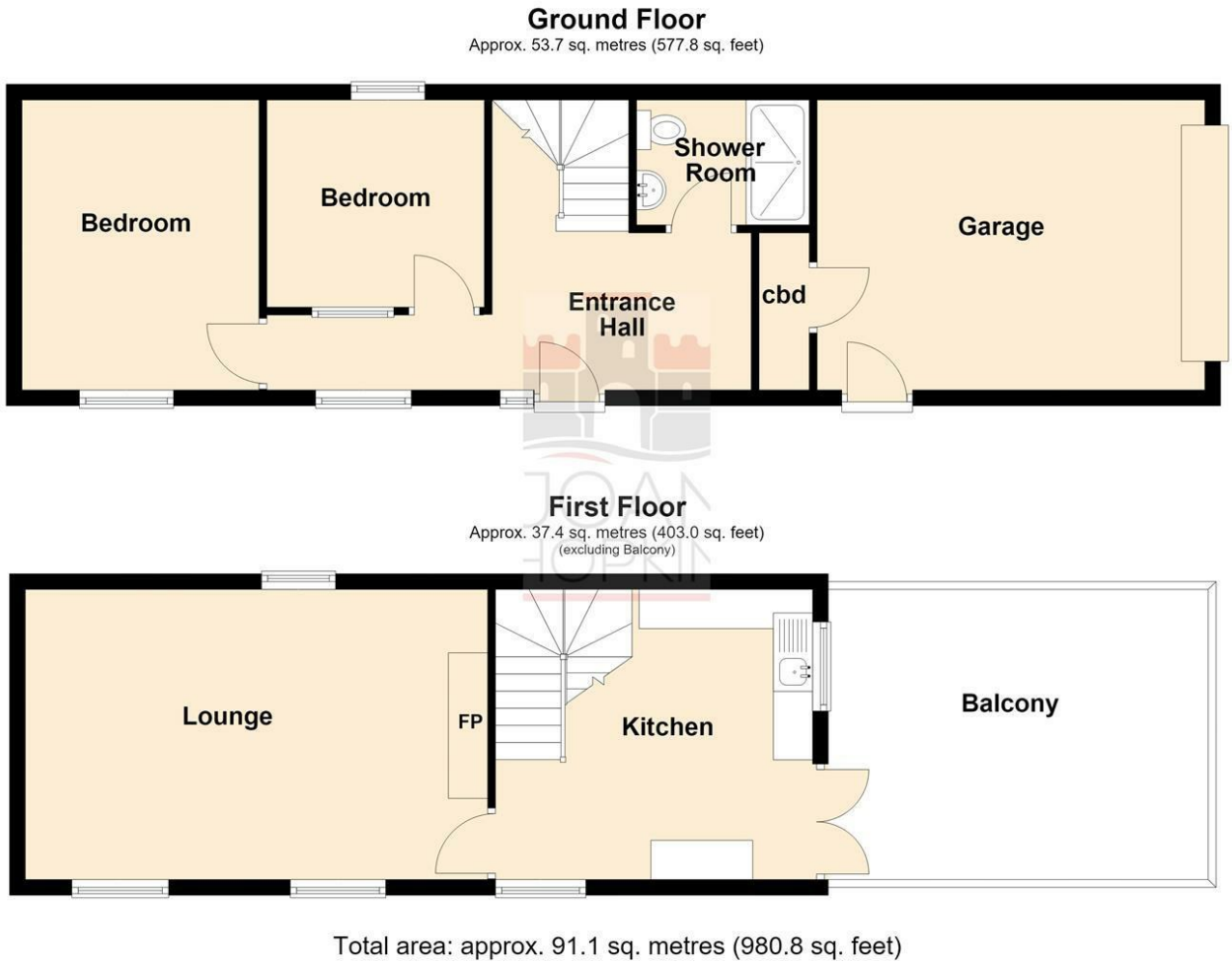
Council Tax

Band E.

Energy Certificate

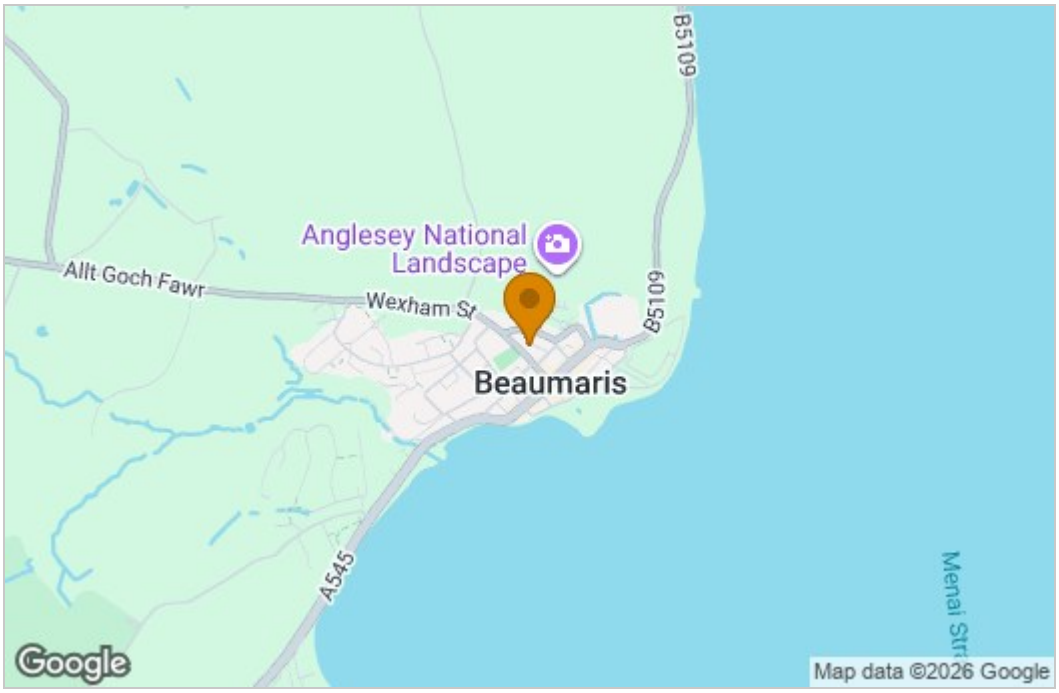
Band D.

Floor Plan

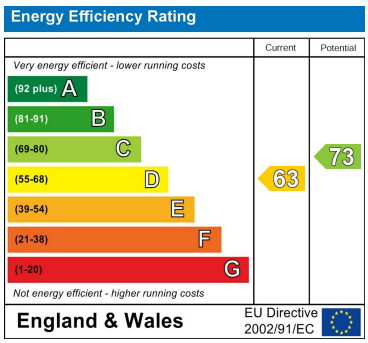


Total area: approx. 91.1 sq. metres (980.8 sq. feet)

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.

Tudor Rose, 32 Castle Street, Beaumaris, Sir Ynys Mon, LL58 8AP
Tel: 01248 810847 Email: enquiries@joan-hopkin.co.uk https://www.joan-hopkin.co.uk