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ESTATE AGENTS









14 Rose Hill, Beaumaris, LL58 8EN

£285,000

A charming inner terrace 2 bedroom house, situated on this popular street on the edge of the town centre, having the special benefit of a south facing rear garden, and being in good modernised condition throughout. Presently used for holiday letting and available as a "going concern" the property has been upgraded with modern bathroom and kitchen facilities and gas central heating.
Beaumaris is the jewel in Anglesey's crown famous for its historic Castle and Goal as well as the popular Pier. It provides most local amenities and is about 10 miles to the mainland and the City of Bangor.
Can be available furnished and sold with no onward chain.

Entrance Hall
Having a half glazed hardwood front door, laminated timber floor covering which extends into the living/dining room.

Living/Dining Room 21'7" x 12'7" max (6.58 x 3.86 max)



With the living area to the front with an inglenook style fireplace (not in use), with timber mantle over. Front aspect window looking towards the Gaol and with radiator under, tv and telephone connection.
The dining area to the rear has ample room for a dining table, as well as a former fireplace opening. Staircase to the first floor with storage cupboard under. Radiator.

Kitchen 10'9" x 6'6" (3.30 x 2.00)



Having a good range of natural oak style timber base and wall units with worktop surfaces and tiled surround. There is a recess for a cooker with fixed spalshback and concealed extractor over. Further recess for a washing machine, dishwasher and fridge (all of which can be available). Stainless steel sink unit with monobloc tap, slate flagged floor, radiator. Double glazed outside door to the rear garden.

Small Lobby
With a cupboard off which houses a Worcester gas fired central heating boiler.. Door through to:-

Bathroom 8'1" x 4'7" (2.47 x 1.41)



Having a good suite in white comprising of a panelled bath with thermostatic shower over, wash basin with cabinet over, WC. tiled floor, towel radiator.

First Floor Landing
With hatch to the roof space.

Bedroom 1 12'8" x 10'2" (3.88 x 3.11)



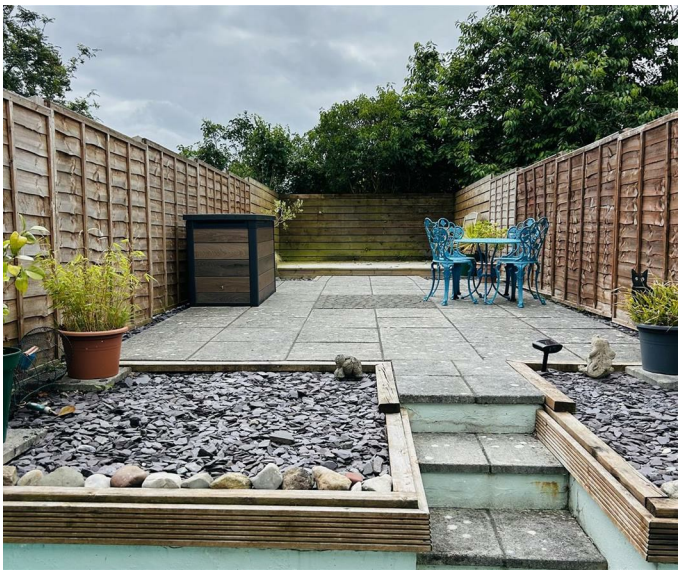
With front aspect window overlooking the historic Gaol. Radiator.

Bedroom 2 10'11" x 7'0" (3.35 x 2.15)



With rear aspect window and radiator.

Outside



To the front is a small courtyard with storage area.
A feature of the property is the spacious rear garden which has been upgraded with the boundary fences replaced and having been mostly paved for ease of maintenance, enjoying a sunny southerly aspect and a perfect area for outdoor dining and entertaining.

Services

All mains services connected.
Gas central heating system

Tenure

The property is Freehold and this will be confirmed by the Vendors' conveyancer.

Energy Efficiency

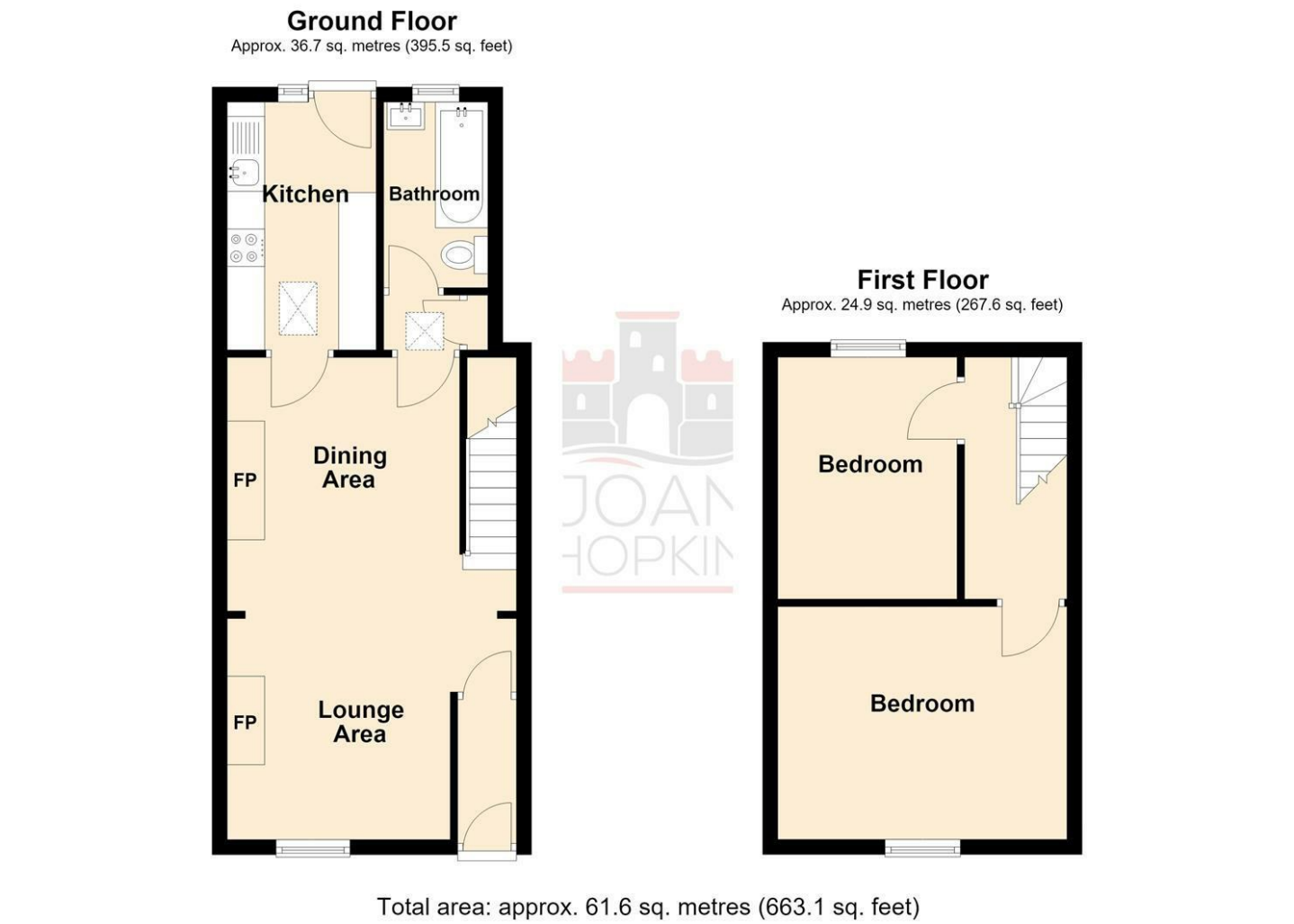
Band C

Council Tax

The property has been used as a successful holiday let over many years.

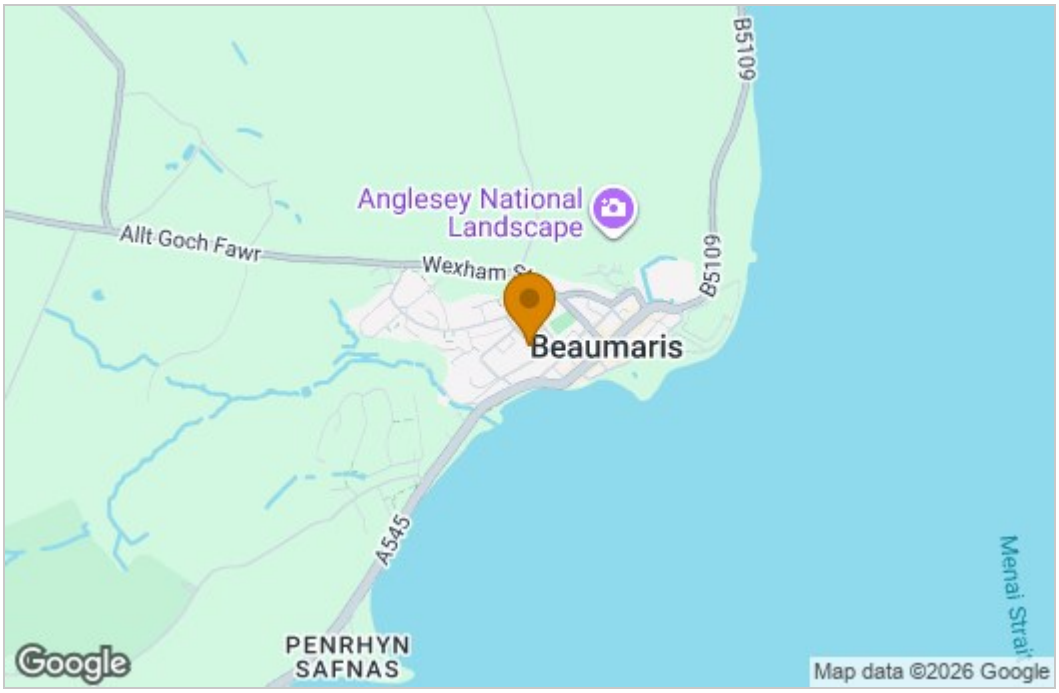
It has a Rateable Value of £3250 and no rates are currently payable under the Small Business Rates Relief Scheme.

Floor Plan

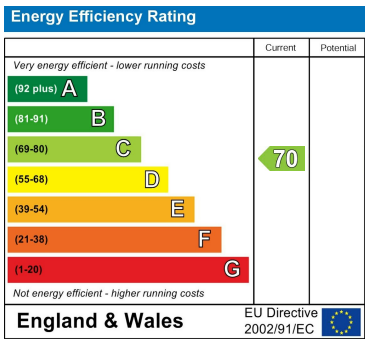


Total area: approx. 61.6 sq. metres (663.1 sq. feet)

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.

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