



2 Green Edge, Beaumaris, LL58 8BY

Offers In The Region Of £365,000

A perfectly positioned ground floor two bedroom Grade 2 listed apartment, on Beaumaris sea front, enjoying fine southerly views to the front over the Menai Strait and the majestic Snowdonia mountain ranges. This spacious property has been upgraded and modernised, and has the benefit of manageable grounds to both the front and rear as well as a detached single garage. Having the benefit of a newly fitted kitchen and modern bathroom fittings, part double glazing and a gas central heating system, the apartment is considered ideally suited for retirement, being a very short walk to the town's shops and many other facilities such as the Castle and pier.

Viewing highly recommended - Available to purchase with No Onward Chain.

Communal Entrance Hall

Having a verandah style open porch, and six panel hardwood front door opening to the communal entrance hall with laminated wood effect floor covering and ceiling light. Timber door to:

Living Room 13'5" x 12'8" (4.09 x 3.88)



Having a tall shuttered Georgian sash window giving a sunny southerly aspect towards the sea and mountains. Feature timber fire surround surround with hearth. Radiator and coving to ceiling with pendant light and two wall light points.

Inner Hall

Having a pendant light, radiator, opening to kitchen diner and timber door to bedroom 2.

Bedroom 2 12'10" x 6'11" (3.90 x 2.12)



Having a fitted wardrobe to one alcove and chimney recess cupboard with double doors. Rear aspect courtyard window with radiator under. Pendant light.

Kitchen Diner 16'0" x 9'3" (4.90 x 2.84)



A good sized room with space for a dining table. Newly fitted kitchen having soft close base storage units with quality quartz worktop surfaces/up-stands/window sill and inset 'Franke' 1.5 bowl

stainless steel sink unit with 'Grohe' monobloc mixer tap under a side aspect double glazed window. Appliances include integrated fridge, 'Hoover' washer dryer machine, built-in electric cooker, ceramic hob and stainless steel canopy extractor over. Wall mounted cupboard housing electric meter and consumer unit. Tiled flooring, vertical radiator, two wall light points, ten inset down lights and mains heat sensor. Wall mounted 'Worcester Greenstar 24i' gas combi boiler. Timber door to inner lobby and timber glazed exit door to the rear yard.

Inner Lobby

Having tiled flooring, one inset down light, radiator and mains smoke alarm. Access to bathroom and bedroom 1.

Bedroom 1 11'11" x 10'2" + door recess (3.64 x 3.12 + door recess)



A good sized double bedroom enjoying a rear courtyard aspect with double glazed window. Vertical radiator, coving to ceiling, pendant light and two wall light points.

Bathroom 5'8" x 5'5" (1.73 x 1.64)



Having a modern white suite comprising of a panelled bath with thermostatic shower over and tiled surround. Pedestal wash hand basin and button flush WC. Tiled flooring, electric shaver point, chrome towel radiator and double glazed frosted window.

Outside



To the front and within ownership is a small cottage style garden, part paved and with flower borders. Full length verandah being a perfect spot to sit outside and enjoy the sunny southerly aspect over the Menai Strait towards the Carneddau mountains. The rear private courtyard is considered secure and low maintenance with easy access to the garage and a timber door to a rear service lane for easy access to the town's amenities.

Detached Garage 19'8" x 9'10" (6.00 x 3.00)



Opening onto a rear service lane, and with power and light, and a utility area with sink.

Services

All mains services connected.
Gas central heating - Worcester Greenstar 24i
Condensing combi boiler.

Tenure

Leasehold. 999 years from 1966 at a peppercorn ground rent.

Energy Certificate

Band D.

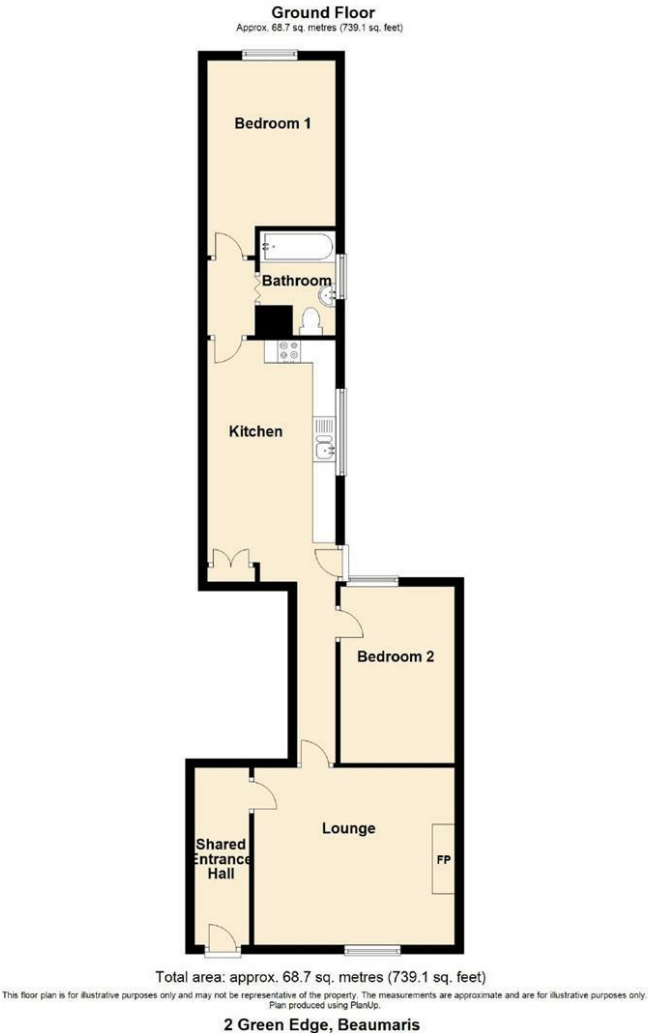
Council Tax

Band D.

Agents Note

The slate roof was recovered approximately 5 years ago along with external re-rendering and new timber framed double glazed windows to the kitchen, bathroom and main bedroom.

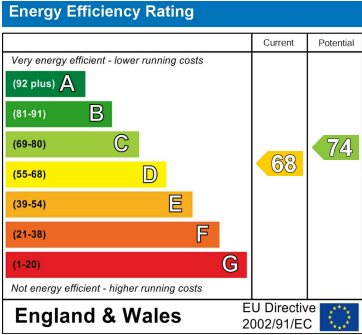
Floor Plan



Area Map



Energy Efficiency Graph



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