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12 Rosemary Lane, Beaumaris, LL58 8ED

£250,000

A well presented end of terrace two storey town house located within a short walk from the sea front and the town centre and convenient to all the town's amenities. This very well appointed property comprises of an entrance vestibule, lounge with gas fire and feature bay window with window seat, dining room with French doors allowing easy access to walled courtyard, bespoke kitchen with quality appliances, rear hall with utility cupboard and separate WC. The first floor has a landing area, two double bedrooms and a spacious luxury shower room/WC. Outside, there is a small walled courtyard area with side pedestrian gate providing area to sit and relax. The property also benefits from gas central heating and PVC double glazing. The majority of contents can be available if required.
Internal viewing highly recommended and a motivated seller.

Entrance Vestibule 3'6" x 3'0" (1.072 x 0.919)

PVC double glazed entrance door with overhead cupboard housing the electric meter. Timber glazed panel opening to the lounge.

Lounge 14'4" x 11'11" (4.381 x 3.629)

PVC double glazed bay window to front elevation with built in window seat. Fire surround with marble inset and hearth housing coal effect gas fire. Decorative coving to ceiling with two wall light points. Radiator. Timber glazed panel door to the dining room.

Dining Room 11'1" x 10'5" (3.370 x 3.183)

Turned balustrade staircase leading to the first floor landing with cloaks cupboard beneath. Built-in display storage cabinets to either side of alcove with inset dimmer lighting. PVC double glazed french doors allowing easy access to the side courtyard. Wall mounted contemporary inset electric fire. Radiator, coving to ceiling and two light points. Door to kitchen.

Kitchen 10'5" x 7'3" (3.186 x 2.220)

Bespoke fitted kitchen with solid oak front wall and base storage units finished with granite roll edge work surfaces and tiled splash backs. Built in 'Bosch' appliances comprising of Integrated fridge, freezer and dishwasher. 'Bosch' five ring gas hob with extractor above and built-in 'Bosch' electric double oven. Inset 1 and ½ bowl sink with mixer tap/shower hose. PVC double glazed window to side elevation. Tiled flooring and plinth electric fan heater. Under unit lighting, five down-lights and heat sensor to ceiling. Archway opening to the rear entrance hall.

Rear Hall 6'0" x 4'6" AV (1.827 x 1.378 AV)

Continuation of tiled flooring. PVC double glazed side exit door to the enclosed courtyard. Cupboard with oak door housing tumble dryer and washing machine. Towel radiator and one down-light to ceiling. Base storage unit with matching oak kitchen door and granite top. Oak door to Separate WC.

Separate WC (Ground Floor)

White modern suite comprising button flush WC combined with wash hand basin top with mixer tap. Tiled flooring, one down-light and PVC double glazed window to side elevation.

First Floor Landing

Access hatch to rood space. Smoke alarm and pendant light.

Bedroom 1 14'2" x 11'10" (4.328 x 3.604)

PVC double glazed feature bay window to front elevation with window seat. Bespoke bank of fitted wardrobes and storage cupboards, providing excellent storage. Radiator and pendant light.

Bedroom 2 10'5" x 9'4" (3.179 x 2.852)

PVC double glazed window to the rear elevation with window seat. Radiator and two wall light points.

Shower Room/WC 10'4" x 7'2" (3.154 x 2.185)

Luxury fitted shower room comprising vanity unit with combined button flush WC and large shower cubicle with thermostatically controlled shower unit (dual button function). Fully tiled walls and flooring. Large mirror and chrome towel rail with down lights and ample storage units. Under floor heating. PVC double glazed window to side elevation. FAKRO pull down ladder to roof space with light and access to wall Worcester Greenstar 4000 gas combi boiler. (Installed during 2025).

Outside

Walled small courtyard to the side allowing space to sit and relax with slate tiled flooring, water tap, two wall lights and side pedestrian access gate. Front entrance area with metal gate and railings.

Tenure

We are advised by the vendors that the tenure is Freehold.

Services

All mains services connected.
New boiler installed during 2025.
Majority of contents can be available if required.

Energy Performance Rating

Band E.

Directions

From the centre of Beaumaris take the turning between the Sweet Shop and Ice Cream shop into Church Street. Then take the first left into Margaret Street and at the bottom of the road turn right and immediately left in Rosemary Lane. The property can be seen on the corner on the right hand side.

Council Tax

Band D.

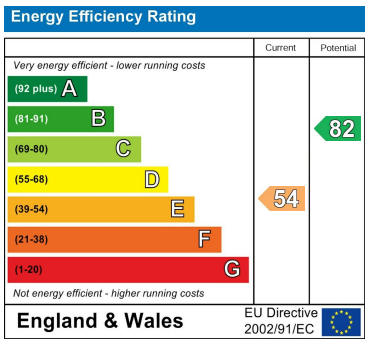
Floor Plan

Total area: approx. 78.4 sq. metres (843.5 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

Area Map

Energy Efficiency Graph



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