



## 46 Maes Hyfryd

, Beaumaris, LL58 8HD

£195,000



A very spacious inner terrace 3 bedroom family house, conveniently situated on this popular estate on the edge of Beaumaris town centre, being a short distance to the Primary School and walking distance of the town's shops, attractions and sea front. Whilst in need of some upgrading, the property is ideally suited for a growing family having a good sized garden and patio to the rear with direct access to a communal parking area, as well as having gas central heating and double glazed windows and doors. Excellent first time purchase and available with no onward chain.



Hallway

With double glazed front door

Inner Hall

With staircase to the first floor, radiator.

Living Room 13'5" x 12'0" (4.10 x 3.67)

Having a wide front aspect double glazed bow window giving good natural light. Light stone fireplace with fitted gas fire, radiator, tv connection. Wide opening to:-

Dining Area 12'11" x 4'9" (3.96 x 1.46)

With wide double glazed patio doors to the rear garden and patio, telephone connection. Door to:-

Kitchen 13'8" x 6'6" plus 6'1" x 5'4" (4.19 x 2.00 plus 1.87 x 1.65)

Also accessed from the hallway with a range of older base and wall units to two walls with worktop surfaces and tiled surround. Sink unit under a rear aspect window, electric cooker point, cloak cupboard and understairs store.

Utility Room 6'11" x 5'10" (2.11 x 1.80)

With a worktop surface incorporating a sink unit and recess for a washing machine. Ample room for a dryer and fridge/freezer.

Rear Hall 6'11" x 4'11" (2.13 x 1.50)

With double glazed door to the rear garden and partitioned W.C with fully tiled walls.

First floor landing

Bedroom 1 13'5" x 10'7" (4.1 x 3.25)

With front aspect having distant mountain views, built in wardrobe, radiator.

Bedroom 2 10'3" x 10'0" (3.13 x 3.05)

With front aspect window having distant mountain views, built in wardrobe, radiator.

Bedroom 3 10'7" (average) x 6'5" (3.25 (average) x 1.97)

With rear aspect window with radiator under. Modern Worcester gas central heating boiler.

Bathroom 8'11" (average) x 4'9" (2.73 (average) x 1.47)

With an older suite in white comprising of a steel panelled bath with mixer tap shower attachment. Wash basin, W.C. Full length fitted linen cupboards to give good storage, radiator.

Outside

To the front is a small front paved foreyard area. To the rear is a spacious garden area with a large paved patio immediately to the rear of the dining area and a further grassed garden area. Timber garden shed. Access door to a communal parking area which serves the estate.

Services

All mains services connected.  
Gas fired central heating. Double glazed windows and doors.

Tenure

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

Council Tax

Band C

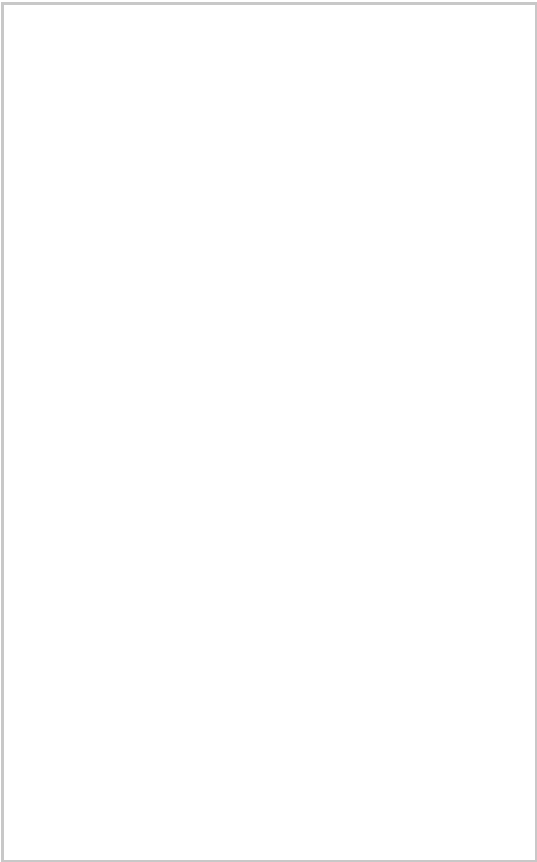
Energy efficiency

TBC

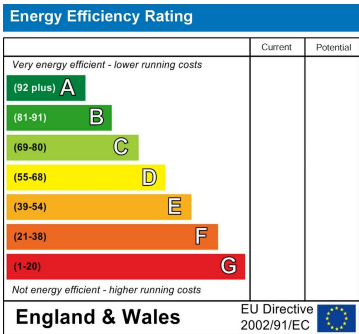
Area Map



Floor Plans



Energy Efficiency Graph



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