



5 Mona Terrace , Beaumaris, LL58 8NN

£215,000

Centrally located in the charming village of Llangoed, this delightful mid-terrace house offers a perfect blend of character and modern convenience. Upon entering, you are welcomed off the entrance hallway into a cosy reception room with a multifuel stove, perfect for those winter evenings. Continuing on the ground floor there is a kitchen diner and useful utility room/rear porch. The first floor accommodation features two well-proportioned bedrooms, home office/study and a modern shower room/WC all providing ample space for rest and relaxation with the benefit of gas central heating throughout.

One of the standout features of this property is the generous 80-foot long rear garden, a true haven for outdoor enthusiasts. Whether you envision hosting summer barbecues, cultivating a vegetable patch, or simply enjoying the tranquillity of nature, this garden offers endless possibilities. Additionally, the property includes a detached garage/workshop with remote roller door, providing valuable storage space or a creative workspace.

Off-road parking is available in front of the garage/workshop located at the rear of the property.

The location in Llangoed is ideal, offering a peaceful village atmosphere while being just a short distance from the historic town of Beaumaris, known for its rich heritage and beautiful coastline.

Don't miss the chance to make this delightful property your own - Available with no onward chain.

Entrance Hallway



PVC double glazed entrance door with coloured leaded lights opening to the hallway. Radiator, laminated wood floor covering, pendant light and stairs leading up to the first floor. Overhead cupboard housing the electric meter and consumer unit. Timber glazed door opening to the lounge.

Lounge 18'2" x 10'5" max (5.55 x 3.18 max)



A spacious lounge with chimney recess housing 'Vega' multi fuel stove set on slate hearth. Fitted storage cupboards to alcove and under stairs cloaks cupboard with light. Front and rear PVC double glazed windows. Laminated wood floor covering, radiator and coving to ceiling with two pendant lights. Timber glazed panel door to the kitchen diner.

Kitchen Diner 18'11" x 6'11" (5.79 x 2.12)



Having wood effect fronted wall and base storage

units with slate effect roll edge work tops and tiled splash backs. Inset 1.5 bowl stainless steel single drainer sink unit with mixer tap. Built-in electric fan oven and ceramic hob with stainless steel canopy extractor over. Two PVC double glazed windows, tiled flooring, radiator, six inset downlight to dining area, four directional lights and under unit lighting to the kitchen area. PVC double glazed door to the utility/rear porch.

Utility/Rear Porch 9'4" x 5'8" (2.86 x 1.73)



With a pitched polycarbonate PVC framed roof. Fitted with wood effect fronted base storage units and slate effect roll edge work top with inset circular stainless steel sink and mixer tap. Under counter space and plumbing for washing machine. Tiled flooring and upstands, two wall light points and PVC double glazed exit door to the rear patio area

First Floor Landing

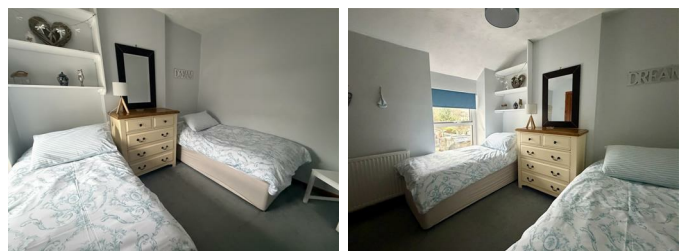
With timber balustrade, pendant light and access hatch to roof space.

Bedroom 1 13'8" x 8'1" (4.17 x 2.48)



PVC double glazed window to the front elevation. Floor to ceiling bank of fitted wardrobes to one wall, providing excellent storage. Laminated wood floor covering, radiator and two pendant lights.

Bedroom 2 9'8" x 8'7" (2.97 x 2.62)



Rear aspect PVC double glazed window, radiator and pendant light.

Home Office/Study 8'7" x 7'0" (2.62 x 2.15)



Currently utilised as a home office/study which could be used as an occasional bedroom for guests. Fitted with laminated wood floor covering, radiator and pendant light. Timber door to Shower Room/WC.

Shower Room/WC



Modern suite comprising: Wall mounted wash hand basin with mixer tap, button flush WC and fully tiled shower area with glass screen and thermostatically controlled shower unit. Tiled flooring and part tiled walls. Radiator, extractor, access hatch to roof space and five inset downlights to ceiling. Fitted storage cupboard housing wall mounted 'Worcester Greenstar 30i' combi boiler.

Detached Garage/Workshop 32'8" x 10'0" (9.98 x 3.05)



Outside



To the front of the property there is a stone walled small garden area with slate steps leading up to the front entrance. Immediately to the rear of the property there is a flagged patio and adjacent to the communal service road there is a concreted area that provides off road parking comfortably for one vehicle, which in turn leads to the detached garage/workshop. To the side of the garage/workshop is a concrete pathway that leads to the generous garden which is approximately 80ft long, mainly lawned with vegetable plot, two greenhouses and flagged patio area.

Services

Mains water, electricity and drainage.
Gas central heating system serviced by gas bottles.

Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale.
Vendor's solicitors will confirm title.

Council Tax

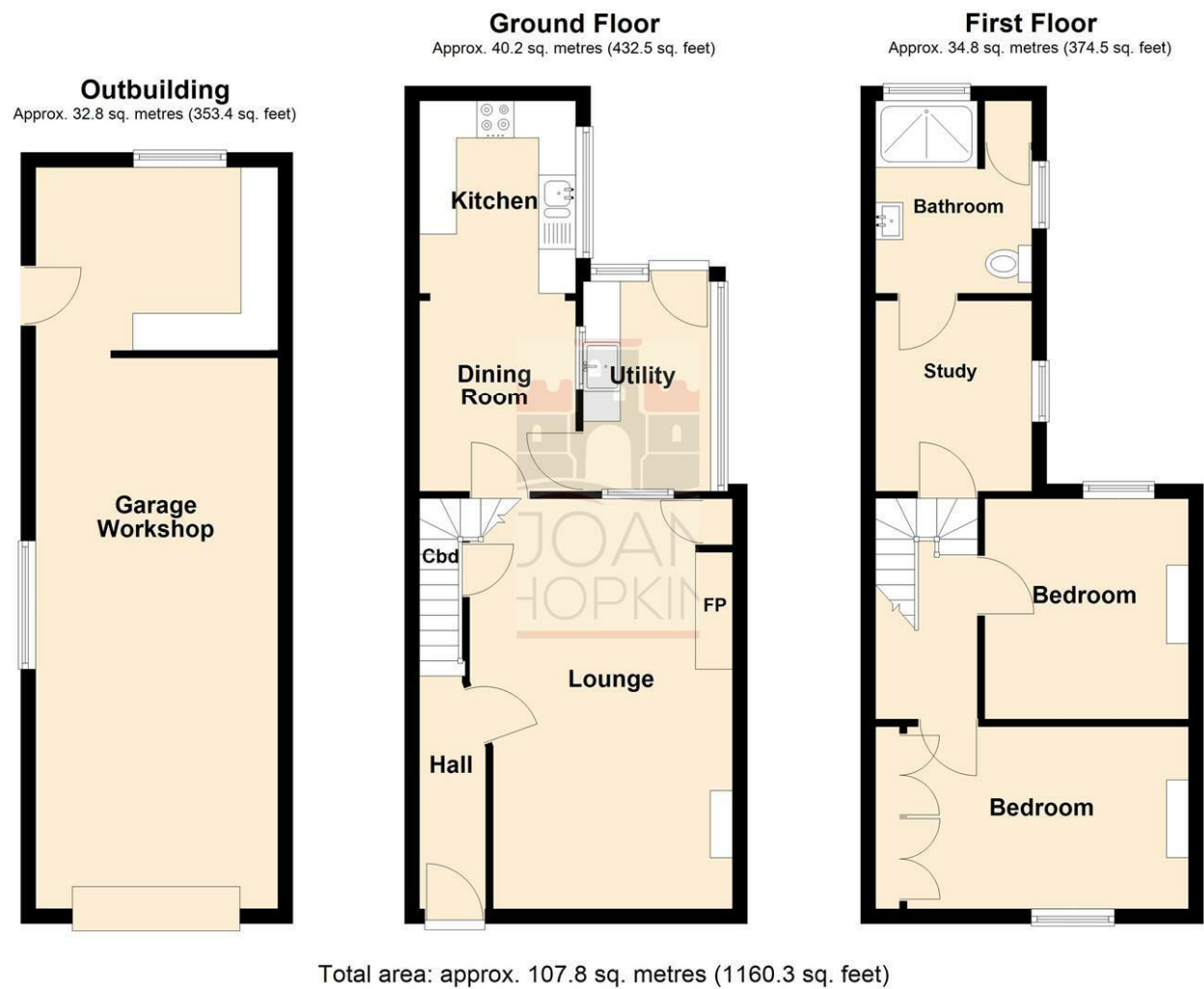
Band C.

Rateable value £2,600 pa - No rates payable with small business relief.

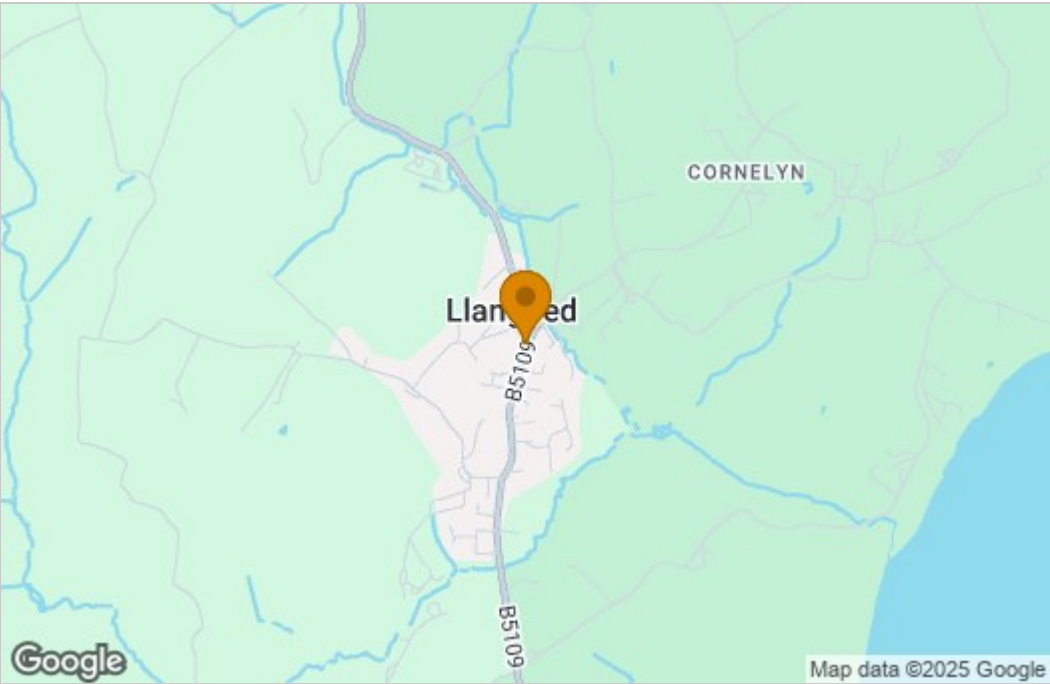
Energy Rating

Band F.

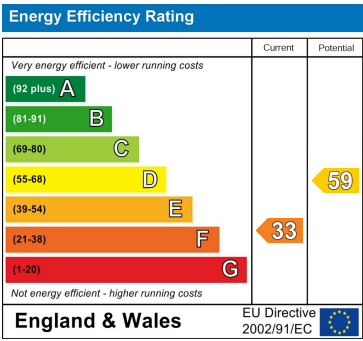
Floor Plan



Area Map



Energy Efficiency Graph



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