JOAN HOPKIN
ESTATE AGENTS









Ty Coed 51 Wexham Street, Beaumaris, LL58 8HW

Offers In The Region Of £215,000

Character Two Bedroom Mid Terrace Cottage conveniently located only a short walk away from the centre of the historic town of Beaumaris and the seafront. Benefiting from gas central heating, mainly PVC double glazing and a wood burning stove to the lounge Inglenook. The accommodation comprises: Entrance Lounge with exposed beams, Breakfast Kitchen and additional WC to the ground floor, 2 Bedrooms and Shower Room to the first floor. Externally there is a paved garden area to the front and a small enclosed yard off the Lounge. Currently trading as a successful holiday let and meeting the 182 day requirement with option to negotiate on the contents.

Entrance Lounge 14'4" x 13'7" (4.380 x 4.138)



PVC double glazed entrance door opening to the lounge with attractive Inglenook fireplace housing cast iron wood burning stove set on slate hearth. Exposed beams to ceiling with directional lights. Balustrade staircase leading to first floor with storage cupboard beneath. PVC double glazed door to small yard area and wide single glazed window to front elevation. Radiator. Opening to the Breakfast Kitchen.

Breakfast Kitchen 10'1" x 8'1" (3.084 x 2.460)



Recently upgraded range of base and wall units in a white finish with contrasting timber worktops and upstands. Integrated gas hob with tiled splash back and concealed extractor over and oven under. Single drainer sink unit with mixer tap under a side aspect PVC double glazed window overlooking yard. Vinyl tile effect floor covering. Exposed beams to ceiling with four directional spotlights. Dining area and vertical radiator

Separate WC 5'5" x 3'5" (1.65 x 1.03)

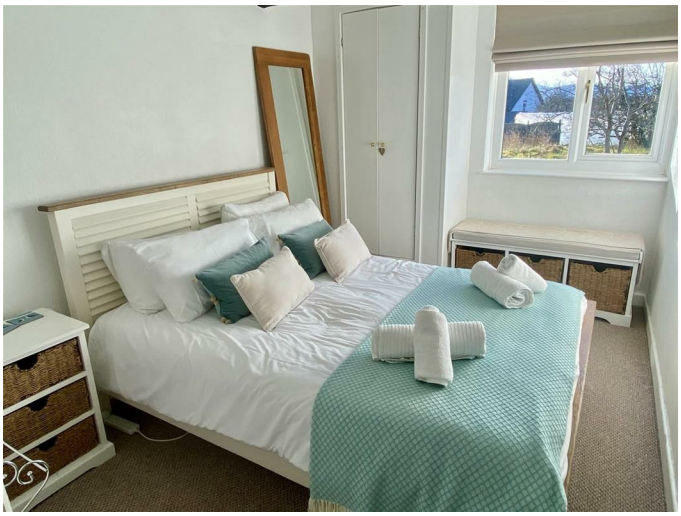


Damask coloured WC and wash hand basin with tiled splash back. Vinyl tile effect floor covering. PVC double glazed window.

First Floor Landing

Built-in storage cupboard with shelving and clothes rail, providing excellent storage space. Access to roof space. Two pendant lights and smoke alarm to ceiling. Cupboard housing wall mounted modern Ideal gas combi boiler.

Bedroom 1 11'6" x 8'1" (3.51 x 2.47)



Wide PVC double glazed window overlooking private gardens and with distant mountain views to the rear. Fitted wardrobe, exposed beams and radiator.

Bedroom 2 8'7" x 8'4" (2.61 x 2.53)



Front aspect single glazed window. Exposed beams, radiator and pendant light.

Shower Room/WC 6'8" x 5'1" (2.02 x 1.54)



White three piece suite comprising: WC, Pedestal wash hand basin and fully tiled shower cubicle with tray and Triton electric shower. Timber shelf with radiator beneath.

Outside

Pretty and easily manageable front fore garden with room to sit outside. Small enclosed yard area to the rear, suitable as a log storage area.
Unrestricted parking on Wexham Street.

Services

All mains services. Gas central heating.

Energy Performance Rating

EPC Band D

Council Tax

Band D

Tenure

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

Floor Plan



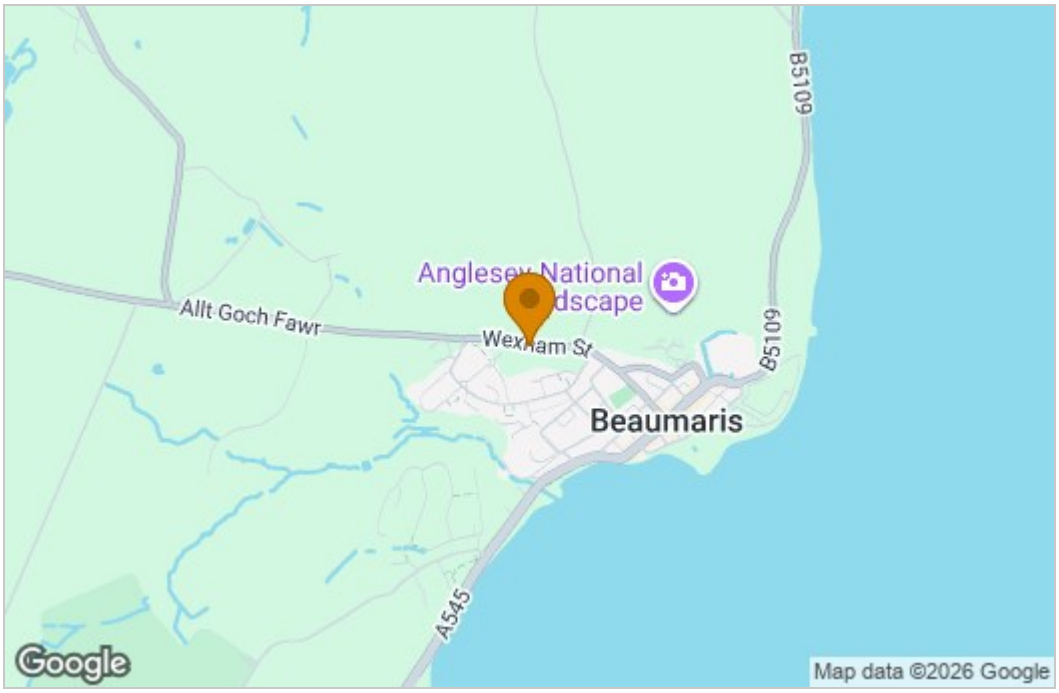
GROUND FLOOR
APPROX. FLOOR
AREA 318 SQ.FT.
(29.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 304 SQ.FT.
(28.3 SQ.M.)

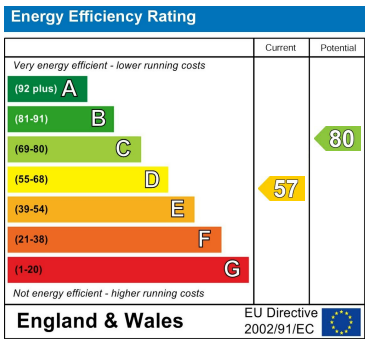
TOTAL APPROX. FLOOR AREA 622 SQ.FT. (57.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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