



22 Brynteg, Beaumaris, LL58 8HF

£250,000

22 Brynteg presents a delightful end-terrace house that combines character with modern living. This property, built circa 1930, boasts a generous living space of just over 1,140 square feet, making it an ideal home for families or those seeking a comfortable retreat.

Upon entering, you are welcomed into a well-proportioned breakfast kitchen and living room, perfect for entertaining guests or enjoying quiet evenings with family. In addition on the ground floor there is a utility room, separate WC and porch. On the first floor the house features a family bathroom and three bedrooms, providing ample room for relaxation and personal space. The layout is thoughtfully designed to maximise comfort and functionality.

The property has a generous rear garden with a mix of seating areas to take in the views, lawned garden areas and easy access to the attached workshop/store shed.

Beaumaris is renowned for its picturesque scenery and rich history, offering a variety of local amenities, including shops, cafes, and beautiful coastal walks.

Considered an excellent family home, internal viewing highly recommended to fully appreciate the accommodation, plot and views.

Entrance Vestibule

With a composite double glazed entrance door opening to the vestibule with recessed cloak area and opening to the open plan kitchen diner.

Kitchen/Dining Room 13'9" max x 13'8" (4.20 max x 4.18)



Living Room 17'1" x 12'11" (5.218 x 3.94)



First Floor Landing

Bedroom 1 11'10" x 10'8" (3.63 x 3.27)



Utility Room 11'3" x 6'11" (3.45 x 2.11)



Bedroom 2 10'8" x 10'4" (3.26 x 3.16)



Rear Porch/Separate WC 8'7" x 6'8" (2.62 x 2.05)



Bedroom 3 11'7" average x 6'5" (3.54 average x 1.96)



Tenure

The property is Freehold. This will be confirmed by the Vendor's conveyancer.

Council Tax

Band D.

Energy Efficiency

Band D.

Attached Store Shed/Workshop 10'3" x 6'7" (3.14 x 2.01)

Bathroom/WC 10'1" x 6'6",6'6" (3.09 x 2,02)



Outside



To the rear is a good sized garden with access from the front and off both the living room and rear porch. Being larger than average with a good level of privacy and fine views of the sea and mountains.

Services

All mains services connected.

Gas combination central heating boiler - Ideal Logic Combi 30.

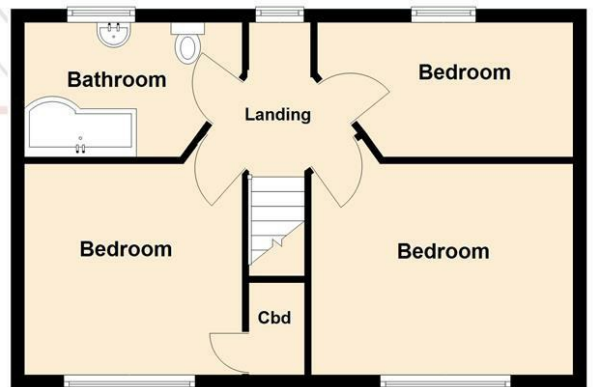
uPVC double glazed windows and doors.

Floor Plan

Ground Floor
Approx. 62.7 sq. metres (675.0 sq. feet)
(excluding Entrance Vestibule)



First Floor
Approx. 43.5 sq. metres (468.2 sq. feet)



Total area: approx. 106.2 sq. metres (1143.2 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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