



## Tre Faris Rating Row, Beaumaris, LL58 8AF

**£295,000**

**SOLD SUBJECT TO CONTRACT BY JOAN HOPKIN ESTATE AGENTS**

Located in the heart of Beaumaris, this character mid terraced house offers not just a place to live, but a lifestyle. Enjoy leisurely strolls to the nearby shops, cafes, and restaurants, or take in the picturesque surroundings with a walk along the coast. The sense of community in this area is truly special, making it a wonderful place to call home.

The accommodation briefly comprises: Open plan lounge diner, kitchen, utility, two bedrooms, bathroom and converted attic space. Benefiting from a modern gas central heating system and PVC double glazing. 'Tre Faris' has a low maintenance brick paved rear courtyard garden area to the rear with attached conservatory and the added benefit of a private parking area with electric car charging point.

Most worthy of inspection and sold with no onward chain.

## Entrance Vestibule

Having a PVC double glazed front door with coloured leaded lights. Vestibule with tiled flooring, overhead cupboard housing the electric meter and consumer unit. Timber framed glazed panel opening door to:

## Living/Dining Room



Open plan through room with central archway.

## Lounge 14'2" x 10'4" + bay (4.32 x 3.16 + bay)



Having attractive cast iron fireplace with tiled inset and granite hearth. PVC double glazed bay window to the front elevation. Radiator, two wall light points and coving to ceiling with two pendant lights. Feature arched opening to the dining room.

## Dining Room 12'3" x 9'1" (3.74 x 2.78)



Having PVC double glazed door to the rear allowing easy access to the courtyard garden area. Built-in original cupboards. Radiator, wall light point and coving to ceiling with pendant light. Timber glazed door to a small hall with staircase leading up to the first floor landing area. Timber glazed panel door to:

## Kitchen 11'3" x 8'5" + recess (3.44 x 2.59 + recess)



Shaker style range of base and wall units to include timber worktops, Belfast sink with mixer tap and under counter space for a dishwasher, fridge and freezer. Built-in oven 'Diplomat' electric oven and ceramic hob with extractor over.

Under stairs storage cupboard, radiator, vinyl flooring, PVC double glazed windows to the side elevation and six directional spotlights to ceiling. Timber door to:

### Utility 7'0" x 5'5" (2.14 x 1.67)



With a granite effect work top and shelving above. Plumbing and space for washing machine. Vinyl flooring and three directional lights to ceiling. PVC double glazed exit door.

### Attached Conservatory 5'7" x 3'6" (1.72 x 1.08)



Accessed from outside a PVC double glazed garden room with polycarbonate pitched roof, power and light.

### First Floor Landing

radiator, pendant light and door to recessed area with fixed ladder to the attic room.

### Bedroom 1 13'2" x 10'5" (4.02 x 3.18)



Having two PVC double glazed front aspect windows. Radiator, telephone point and pendant light.

### Bedroom 2 12'3" x 7'3" (3.74 x 2.23)



PVC double glazed rear aspect window, radiator and pendant light. Fitted wardrobe housing wall mounted 'Alpha E-Tec 28' gas combi boiler.

### Bathroom 10'7" x 7'3" (3.24 x 2.23)



Having a suite in white comprising of a claw foot bath with mixer tap and shower attachment, pedestal wash hand basin, WC and corner shower cubicle. Radiator, vinyl flooring, Recess with shelving and ceiling light. PVC double glazed frosted widow to side elevation.

**Attic Room 13'4" x 13'1" into eaves (4.08 x 4.01 into eaves)**



Accessed via a fixed ladder off the landing area. Good head room with Velux window, exposed purlins, laminated wood flooring, radiator, power and light. (Loft conversion carried out approximately 12 years ago to a good standard).

**Outside**



To the front is a small concreted foreyard with pedestrian gate. To the rear is a brick paved garden area with access to a private parking space with electric charging point.

**Services**

All mains services.

Gas central heating system - Approximately 5 years old

**Tenure**

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

**Council Tax**

Band D.

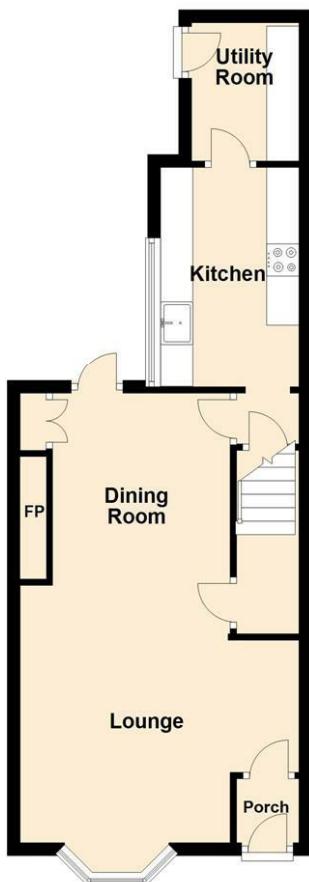
**Energy Efficiency**

Band D.

## Floor Plan

### Ground Floor

Approx. 42.2 sq. metres (453.9 sq. feet)



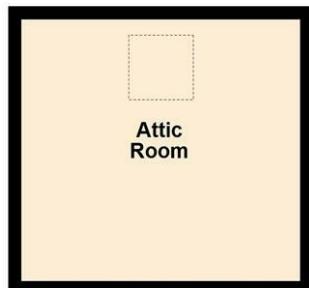
### First Floor

Approx. 37.7 sq. metres (405.6 sq. feet)



### Second Floor

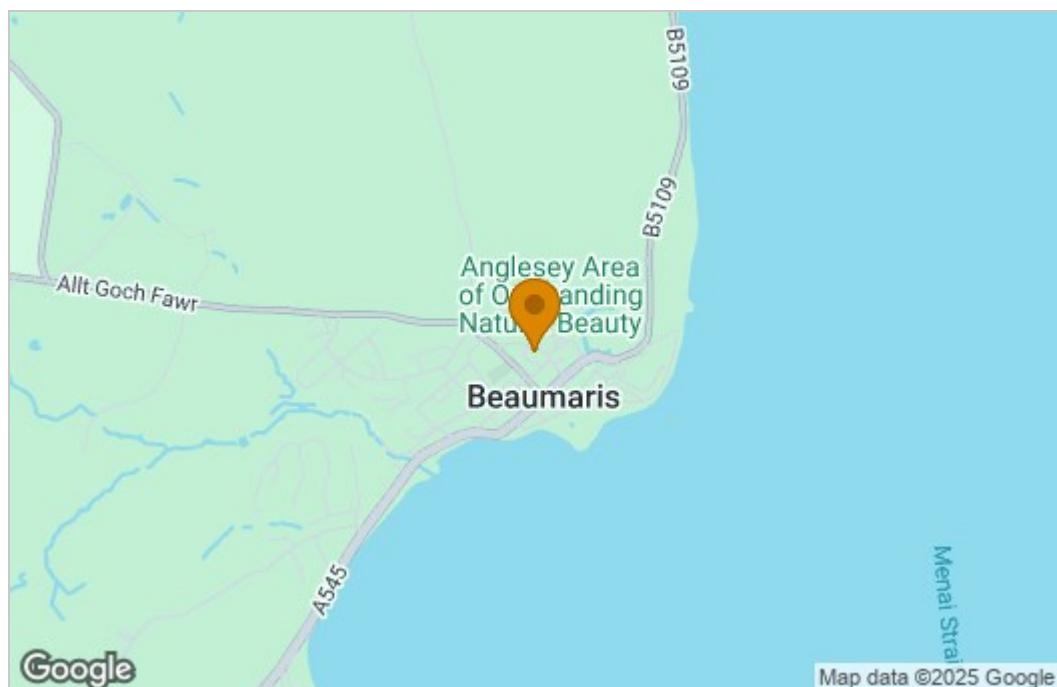
Approx. 17.5 sq. metres (188.6 sq. feet)



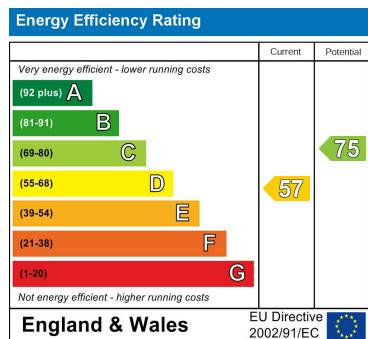
Total area: approx. 97.4 sq. metres (1048.1 sq. feet)

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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