



18 Maes Hyfryd, Beaumaris, LL58 8EY

£159,500

An excellent opportunity for first-time buyers or those seeking a home to make their own, 18 Maes Hyfryd is a three-bedroom end-of-terrace property in Beaumaris, offered for sale with no onward chain. Requiring some upgrading, the property offers scope for improvement and benefits from a generous rear garden with a store shed.

The accommodation comprises an entrance hall, ground floor shower room/WC, through lounge/diner with a gas fire and a kitchen, with three bedrooms to the first floor.

Gas central heating is served by a relatively recently installed boiler, while the windows are uPVC framed with single glazing.

The rear garden provides ample space for outdoor seating, gardening and family enjoyment, complementing this appealing opportunity in the popular seaside town.

Viewing recommended.

Entrance Hall



Bedroom 1 17'8" x 9'3" (5.41 x 2.82)



Shower Room/WC 5'5" x 5'2" (1.66 x 1.58)



Bedroom 2 13'2" x 7'8" (4.03 x 2.35)



Lounge Diner 17'8" x 11'8" (5.41 x 3.58)



Bedroom 3 13'3" x 6'5" (4.04 x 1.96)



Kitchen 10'7" x 6'3" (3.23 x 1.92)



First Floor Landing

Outside



Small front garden with pedestrian gate and pathway leading to the front entrance. To the rear of the property is a generous enclosed rear garden,

mainly lawned with flagged patio, store shed and concrete path to side pedestrian gate.

Tenure

The property is understood to be Freehold and this will be confirmed by the Vendors' conveyancer.

Council Tax

Band C.

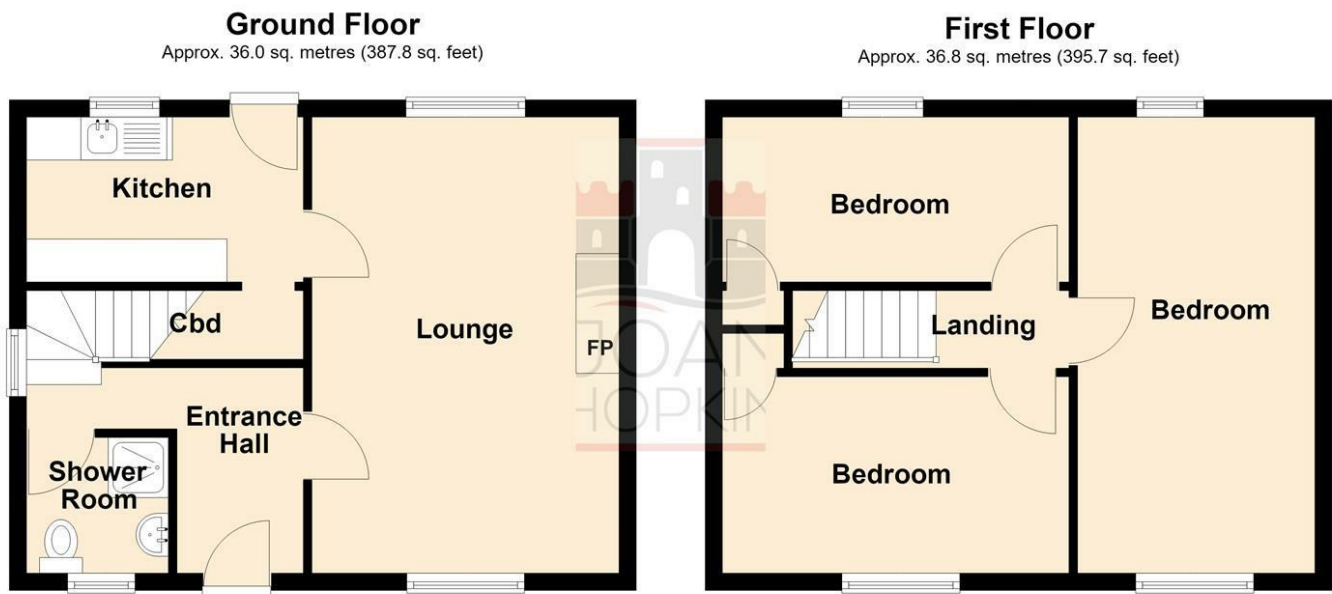
Services

All mains services connected.

Energy Rating

Band D.

Floor Plan

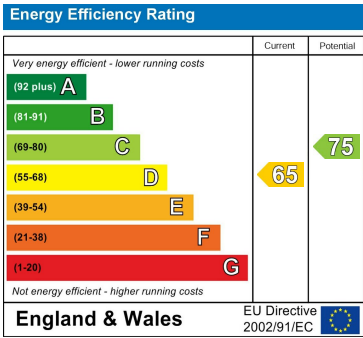


Total area: approx. 72.8 sq. metres (783.5 sq. feet)

Area Map



Energy Efficiency Graph



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