



## Pear Tree Cottage 32 Wexham Street, Beaumaris, LL588HW

**Offers In The Region Of £365,000**

Immaculately presented mid terraced extended character cottage, conveniently situated within walking distance of town centre and sea front. 'Pear Tree Cottage' is an inner terrace stone built cottage that dates back to circa 1860's. Great care has been taken to retain the character of the cottage such as the provision of heritage style hardwood double glazed windows and the opening up of the inglenook fireplace. The cottage offers character accommodation which is both light and airy with the benefit of very little maintenance anticipated in the foreseeable future. The accommodation briefly comprises: Entrance vestibule, large lounge with inglenook housing gas fired stove, spacious refitted kitchen diner with feature contemporary roof lantern, two double bedrooms, ground floor bathroom/WC and first floor shower room/WC. The cottage also has the benefit of a low maintenance private garden to the rear which backs onto a small woodland and comprises a paved patio area with steps up to further seating area, perennial border, climbing plants, shrubbery and a large summer house suitable as a studio/home office.

Internal viewing highly recommended.

### Entrance Vestibule

With a timber half glazed front door, patterned quarry tiled flooring, feature antique coloured leaded glass window and door connecting to the lounge.

### Lounge 18'9" x 15'11" (5.722 x 4.860)



A spacious room having a feature stone inglenook fireplace housing a gas fired GAZCO stove set on granite hearth with a timber shelf over, fitted glazed display shelving to side with inset lighting, two radiators, exposed timber beamed ceiling and two timber framed double glazed windows to front elevation. Double opening half glazed doors leading to kitchen diner and timber door to:

### Cloak Room



A Cloak Room with fitted storage, tiled flooring, ceiling light and extractor fan. Timber door to:

### Bathroom/WC 6'10" x 4'6" (2.079 x 1.380)



White suite comprising bath with mixer tap, button flush WC and pedestal wash hand basin, fully tiled walls with contrasting floor tiles. Towel radiator, sky light, two inset spotlights to ceiling and extractor fan.

### Kitchen Diner 18'5" x 10'6" + Recess (5.603 x 3.209 + Recess)



An extended and spacious Kitchen Diner with a range of base and wall units and block oak worktops. Fitted eye level oven, a gas hob with extractor fan over, set in a canopied, fully tiled recess with units under, Integrated fridge/freezer, Bosch dishwasher and ceramic sink unit with mono bloc mixer tap. Built-in storage cupboard with timber latched door housing a wall mounted Worcester gas combination boiler and space and plumbing for a washing machine/washer dryer. Dining area and seating recess. The feature contemporary roof lantern floods the kitchen with daylight, enhancing this open space. Oak turned staircase which leads to the first floor with storage cupboard under. Two radiators. Stone effect floor covering. Timber double glazed French doors allowing easy access to the rear patio and garden area.

### First Floor Landing



Landing being a light and roomy area with Oak balustrade, timber framed double glazed window and french doors providing access to maintain the rear of the property. Four inset lights to ceiling and smoke alarm.

### Bedroom 1 15'9" x 9'7" (4.792 x 2.926)



Timber framed double glazed windows to both front and rear elevation making this a naturally light bedroom. Fitted wardrobes with inset mirror, exposed roof beams, ceiling lights and radiator.

### Bedroom 2 13'11" x 9'2" (4.232 x 2.801)



Having part exposed roof beams, fitted double wardrobe with inset mirror, ceiling lights, radiator and front aspect timber framed double glazed window.

### Shower Room/WC 7'7" x 4'4" (2.311 x 1.321)



Comprising corner shower unit with Triton thermostatically controlled shower, pedestal wash hand basin and button flush WC. Fully tiled walls and contrasting floor tiles, towel radiator, extractor fan and timber framed double glazed window to rear elevation.

## External



A particular attractive feature of Pear Tree Cottage is the rear garden. This private area benefits from a patio with steps which lead to the main garden. The garden is mostly gravelled for easy maintenance, along with shrubs and perennial borders. The external aspect has a stone wall on one side and the rear boundary adjoins a small woodland.

## Summer House 14'3 x 13'0 (4.34m x 3.96m)



Located at the end of the rear garden is a timber Summer House which benefits from power/light and has an open seating area to the front which overlooks the garden. Double opening doors lead to a single room which is large enough to be used as a studio/home office or for storage.

## Tenure

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

## Services

All mains services connected.

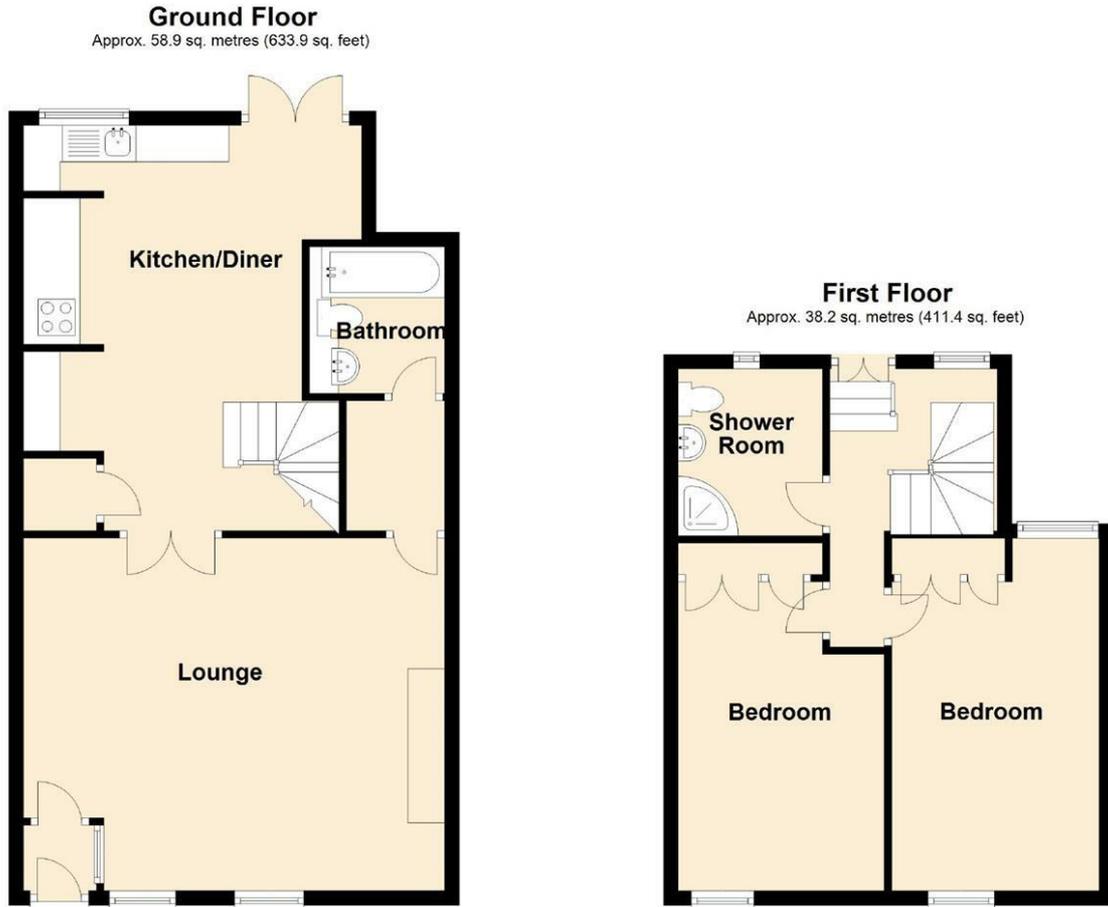
## Energy Performance Rating

Band C.

## Council Tax

Band D.

# Floor Plan



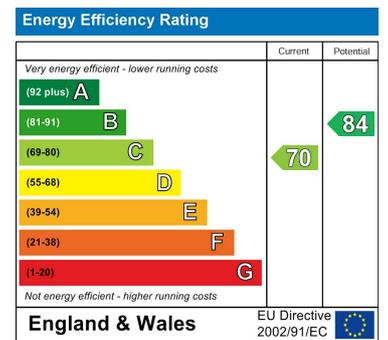
Total area: approx. 97.1 sq. metres (1045.3 sq. feet)

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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