JOAN HOPKIN
ESTATE AGENTS









8 Iscoed, Beaumaris, LL58 8HH

£215,000

Offered for sale with no onward chain, 8 Iscoed is a generously proportioned three-bedroom home extending to approximately 1,254 sq ft. An entrance hall and inner hallway lead to an impressive dual-aspect sitting/dining room with a wood-burning stove and glazed doors to the garden, together with an L shaped kitchen diner. Upstairs are three well-sized double bedrooms, a shower room/WC and landing area with access to useful loft storage. Benefiting from gas central heating, uPVC double glazed windows and external doors. Outside, the private enclosed rear garden offers a lawn, paved seating area and store shed, while elevated views extend towards the Menai Strait and Eryri mountain range. The property is conveniently placed close to the local primary school and within easy reach of Beaumaris town centre, its independent shops, cafes, restaurants, waterfront and other everyday amenities.

Location

Iscoed is a well-established residential setting within the historic coastal town of Beaumaris. The town is renowned for its waterfront, castle, independent shops, cafes and restaurants, with convenient road links towards Menai Bridge, Bangor and the wider Isle of Anglesey.

Entrance Hall

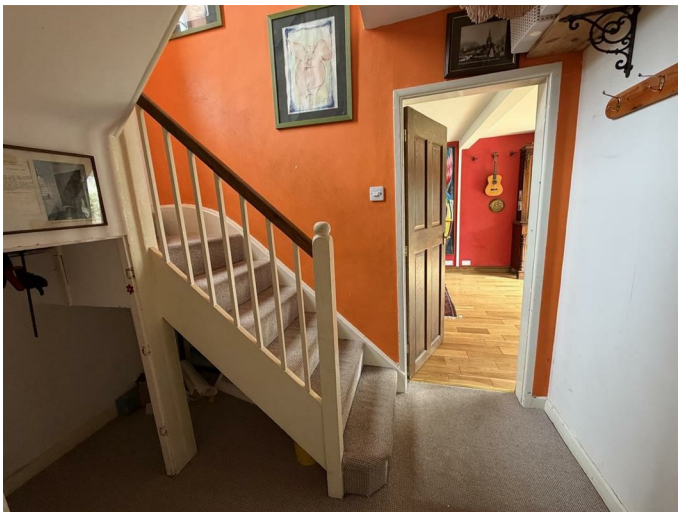


L shaped Kitchen Diner 21'11" maximumx 16'6" maximum (6.70 maximumx 5.03 maximum)





Inner Hallway

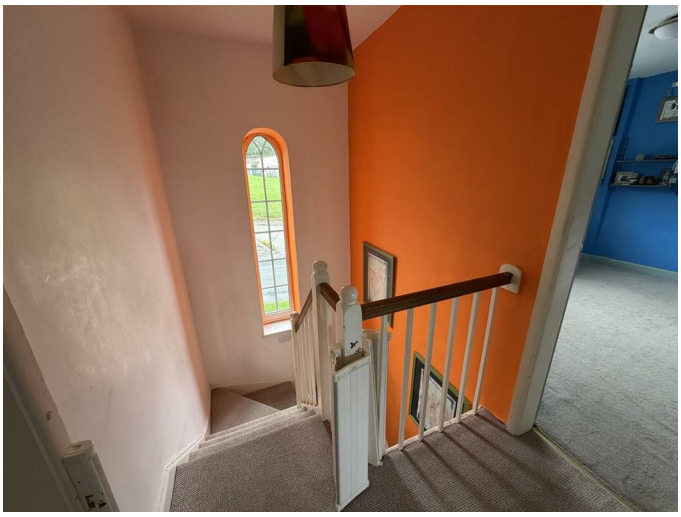


Lounge Diner 23'10" x 12'0" (7.28 x 3.67)





First Floor Landing



Bedroom 1 14'4" x 11'3" (4.38 x 3.44)



Bedroom 2 13'11" x 11'1" (4.25 x 3.39)



Bedroom 3 11'6" x 10'8" (3.53 x 3.26)



Shower Room/WC 11'5" x 11'3" (3.49 x 3.44)



Outside





To the rear is an enclosed garden laid principally to lawn, bordered by mature hedging and incorporating a paved seating area and useful garden store. The first-floor rear aspect opens across neighbouring gardens to
distant water and mountain scenery.

Services

Mains water, electricity and drainage.
Worcester gas central heating boiler.

Tenure

We are advised the property is Freehold, and this will be confirmed by the vendor's conveyancer.

Energy Rating

Band C.

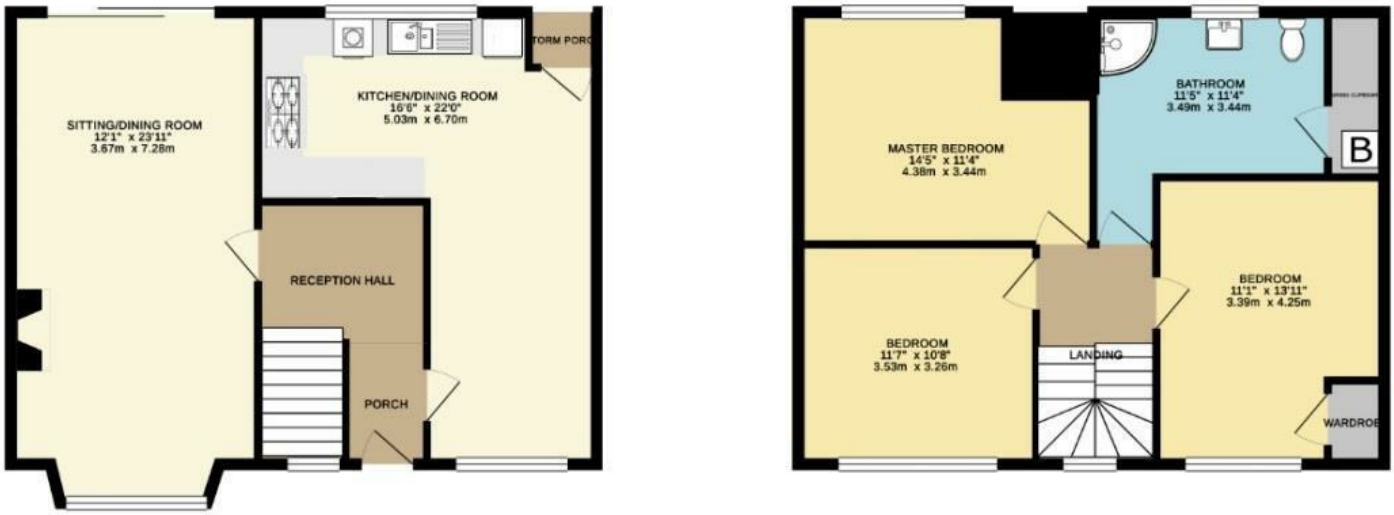
Council Tax

Band C.

Floor Plan

GROUND FLOOR 643 sq. ft.
(59.7 sq. m.)

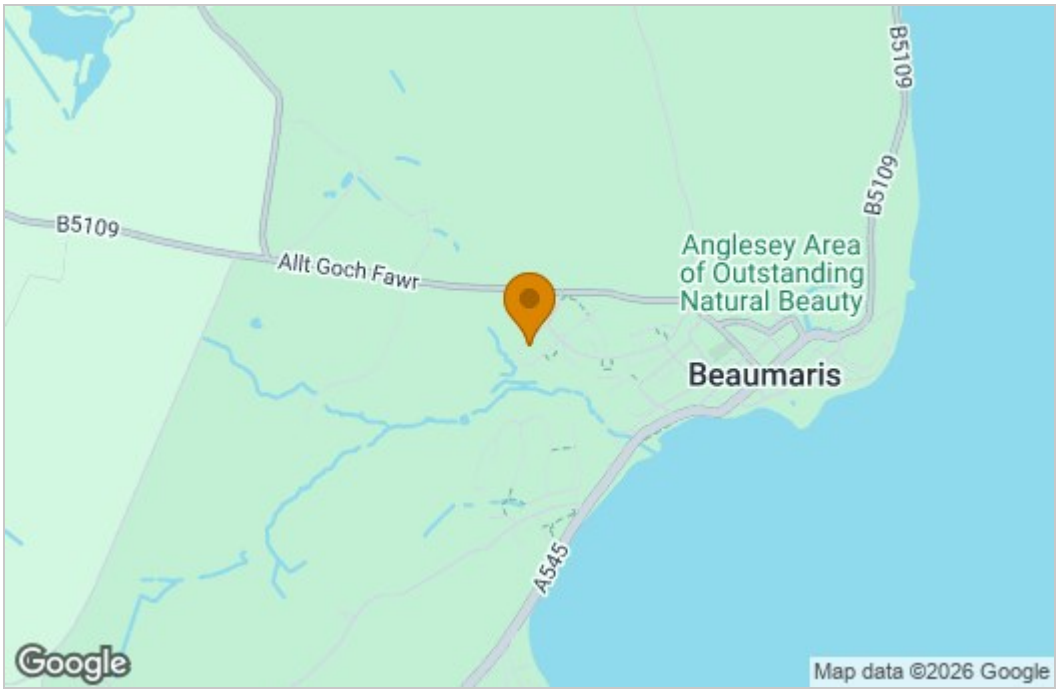
1ST FLOOR 611 sq. ft.
(56.8 sq. m.)



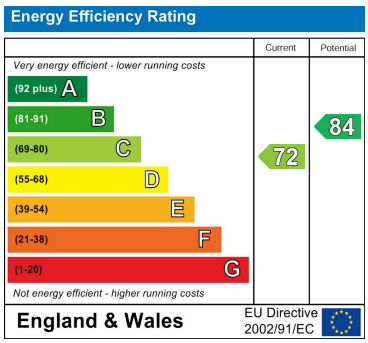
TOTAL FLOOR AREA : 1254 sq. ft. (116.5 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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