



**10 Ffordd Meigan, Beaumaris, LL58 8HE**

**£215,000**

An immaculate and beautifully presented family home, situated in a popular area on the edge of town, and short walk to the seafront and town's facilities. Renovated and improved by the present owner to a very good standard, the accommodation must be viewed to be appreciated. Having double glazing and gas central heating the accommodation provides for a spacious Hall, a 17 foot living room and a spacious fitted kitchen with dining area. There are 3 bedrooms and modern shower room. Good sized garden to the rear with two patio areas from where there are fine mountain top views.

Considered an excellent first time purchase.

### Entrance Hall



With a double glazed entrance door, slate effect flooring, full length fitted cupboards, one housing the gas central heating boiler, and a further meter/store cupboard. Radiator, stairs to the first floor.

### Living Room 17'1" x 12'11" (5.21 x 3.95)



A naturally light room with a wide front window and a near full length glazed rear window with central double opening doors giving access to the rear decked patio. Full length range of fitted white painted cupboards with a central recess for a fireplace surround with marble effect inlay and fitted gas fire. Coved ceiling with pendant light and additional wall lights, wall mounted TV fixings, Radiator.

### Kitchen/Dining Room 18'4" x 13'7" (both maximum) (5.59 x 4.15 (both maximum))



Being L shaped and with the kitchen area having a comprehensive range of base and wall units in a light cream finish with solid timber worktop surfaces over and tiled surround. Integrated fittings include a fridge and aa tall freezer, dishwasher and Leisure dual fuel oven range with a 5 ring hob and 3 electric ovens under all with a colourful backsplash and extractor over. 1.5 bowl sink unit, double opening doors to the rear decked patio. The dining area is off the main kitchen area and has a part glazed wall and radiator.

### First Floor Landing



With rear facing window enjoying fine distant sea and mountain views.

**Bedroom 1 10'7" x 10'6" (3.24 x 3.21)**



Having full length fitted wardrobes to match the timber panelling provided to the remainder of the walls. Radiator

**Bedroom 2 10'2" x 9'9" (3.10 x 2.99)**



With front aspect window with radiator under. Fitted double wardrobe.

**Bedroom 3 10'9" x 6'5" (3.29 x 1.96)**



Adapted as a Dressing room with full with fitted

cupboards. Rear aspect window with fine sea and mountain views. Radiator.

**Modern Shower Room 9'8" x 6'3" (2.97 x 1.92)**



Having a modern white suite comprising of a corner shower enclosure with rainfall shower head. Wash basin in a vanity cupboard with large mirror over. WC, fully tiled walls and pvc ceiling with downlights. Towel radiator.

**Outside**



There is a small front courtyard area, with gravel and shrubs. To the rear is a good sized garden with access off both the living room and kitchen which leads to a spacious decked patio from where there are fine mountain top views, and enjoying a good amount of privacy. Steps lead down to a lawn area which in turn leads to a painted stone paved patio to enjoy the evening sun. Water tap.

**Services**

All mains services connected.  
Gas central heating.  
Pvc double glazed windows and doors.

**Tenure**

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

**Council Tax**

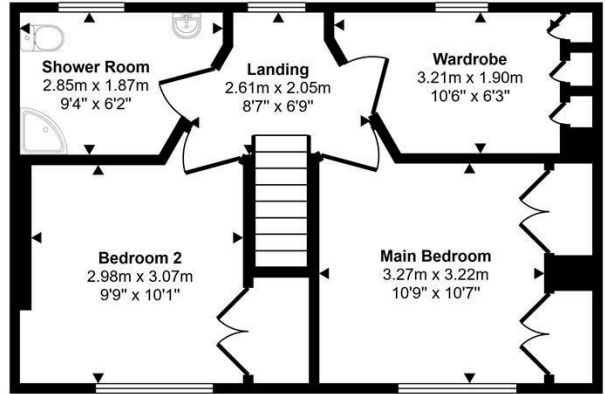
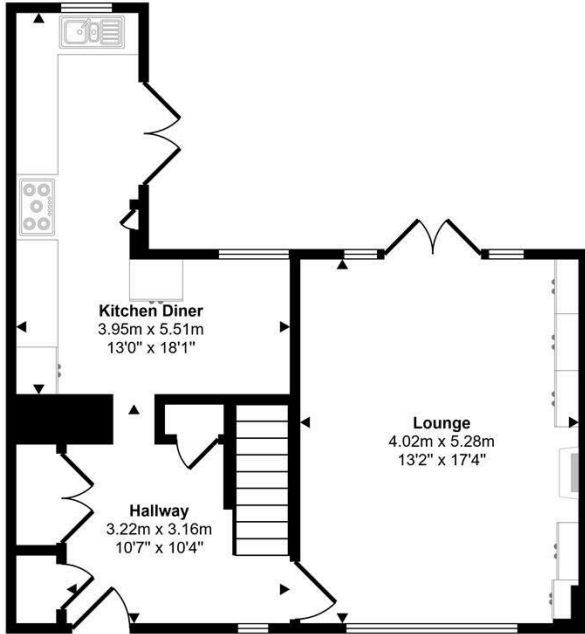
Band C

**Energy Efficiency**

Band D (64) with potential Band C (77).

# Floor Plan

Approx Gross Internal Area  
92 sq m / 988 sq ft

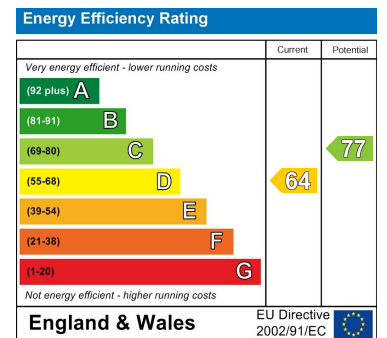


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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