



1 Tynyngogl Cottage

, Beaumaris, LL58 8DA

£345,000



A modern and very conveniently positioned ground floor two bedroom apartment, centrally situated in the centre of this sought after seaside town looking directly at the Castle 200 meters away, and within easy walking distance of the sea front and local shops. Having been converted and renovated about 12 years ago, the whole is in good condition throughout and has the additional benefit of a private parking area to the rear.

Considered ideally suited for retirement or holiday use, Tynyngogl Cottage provides a Lounge directly overlooking the Castle, a fully kitchen/breakfast room, two double bedrooms one being en suite and family bathroom. Gas central heating and double glazed to the rear, there is secure parking to the rear, and a small patio area.

Well worthy of inspection and sold with no onward chain.



Rear Entrance Hall

Having a timber double glazed entrance door, and two further windows. Radiator, airing cupboard with shelving and radiator, wall shelving.

Lounge 14'2" x 13'8" (4.32 x 4.17)

Having a front aspect timber sash window giving an excellent view of the Castle and with radiator under. Former fireplace opening with painted timber surround and fitted cupboards to one side. TV and telephone connections.

Kitchen/Breakfast Room 14'7" x 9'9" (4.44 x 2.96)

Having a comprehensive range of fitted base and wall kitchen units to three sides in a light "buttermilk" laminate finish with contrasting timber worktop surfaces and tiled surround. Integrated appliances include a ceramic hob with extractor over and oven under. Separate fridge and freezer, dishwasher, and built in eye level microwave oven. Worcester gas fired central heating boiler, ceiling spot lights and two wall lights. Inner passage with larder style cupboard.

Bathroom 7'0" x 4'6" (2.13 x 1.38)

Having a modern suite in white comprising of a mini bath with thermostatic twin head shower over and glazed shower screen. WC wash hand basin, chrome towel radiator.

Bedroom 1 15'3" x 11'7" (4.64 x 3.52)

Having full length fitted wardrobes and cupboards to one wall. Wide rear aspect window with radiator under, ceiling spot lighting.

En Suite Shower Room 9'2" x 6'4" (both maximum) (2.80 x 1.92 (both maximum))

Having a shower cubicle with glazed door and thermostatic shower control. WC, wash hand basin, chrome towel radiator.

Bedroom 2 14'1" x 11'11" (4.30 x 3.63)

Having a wide front aspect window giving an excellent view of the Castle and with radiator under. Former fireplace opening with timber surround. Large walk in storage cupboard.

Outside

A secure gated entrance leads to a spacious communal rear courtyard which gives 3 parking spaces, one allocated for each of the properties. Paved patio area enjoying a sunny southerly aspect and outside tap.

Services

All mains services connected.
Gas fired central heating system.

Tenure

The apartment is understood to be Leasehold with a share of the Freehold.
The property is a Grade 2 Listed Building.

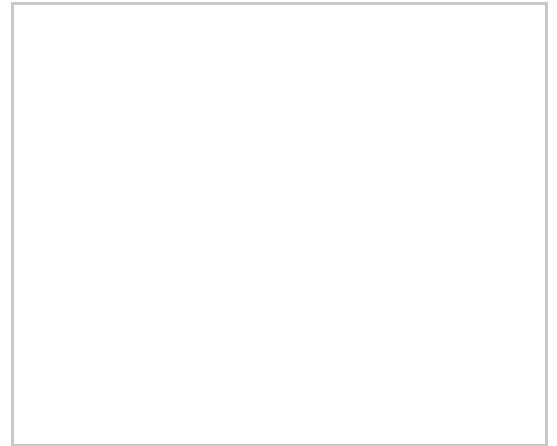
Energy Certificate

Band C.

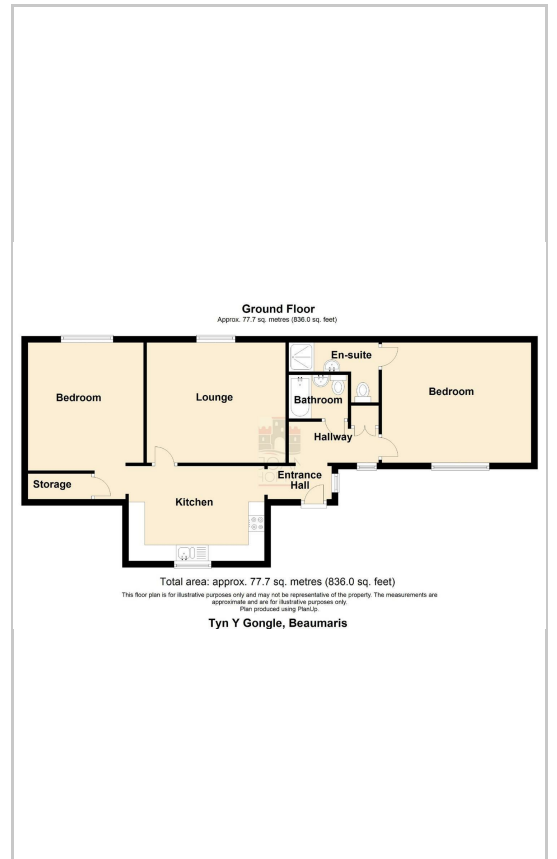
Council Tax

Band D.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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