



Hermitage Cottage Rosemary Lane

, Beaumaris, LL58 8ED

£225,000



A character mid terraced double fronted stone cottage located on the level and within 200 yards of the waterfront and a short walk to center of Beaumaris.

Accommodation briefly comprising: Lounge, dining room/bedroom 3, shower room/WC, kitchen area with two double bedrooms to the first floor.

Enjoying partial sea/mountain views and benefiting from gas central heating and PVC double glazing.

To be sold with no onward chain.



Entrance

PVC double glazed entrance door opens into the lounge.

Lounge 12'3" x 11'10" (3.74 x 3.61)

Having a PVC double glazed window to the front elevation. Staircase leading up to the first floor, radiator, electric fire with tiled hearth, telephone point and over head electric meter cupboard.

Dining Room/Bedroom 3 9'0" x 7'8" (2.76 x 2.36)

Having laminated wood floor covering, PVC double glazed window to the front elevation and radiator.

WC/Shower Room 6'2" x 4'9" (1.89 x 1.45)

Fitted three piece suite comprising: WC, pedestal wash hand basin and shower cubicle. Vinyl tile effect floor covering. Radiator and extractor fan.

Kitchen 12'3" x 8'3" (3.75 x 2.52)

Wall and base storage units incorporating a stainless steel sink and work tops. Plumbing for washing machine and additional recesses for cooker and fridge freezer. Radiator. Vinyl tile effect floor covering. Window to front elevation and sky light.

First Floor

Bedroom 1 12'7" x 8'10" (3.85 x 2.71)

Having PVC double glazed window enjoying glimpses of the sea and mountains. Radiator. Built-in storage cupboard housing wall mounted Worcester Bosch gas combi boiler.

Bedroom 2 12'3" x 8'3" (3.75 x 2.52)

Front aspect PVC double glazed window. Fitted double wardrobe and radiator.

Outside

No outdoor space with this property, however on street parking is available on a first come first serve basis.

Tenure

The property is being sold freehold and this will be confirmed by the vendors conveyancer.

Council Tax

Band D.

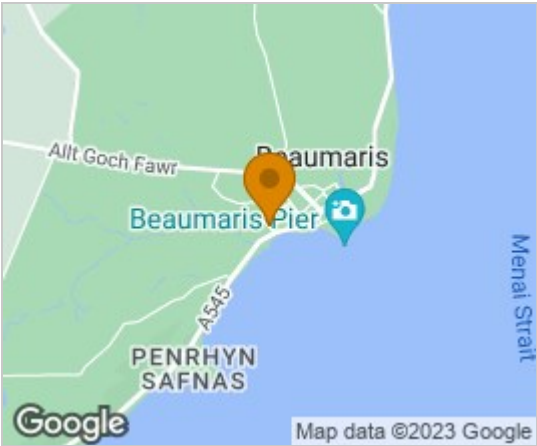
Energy Performance Certificate

Band D.

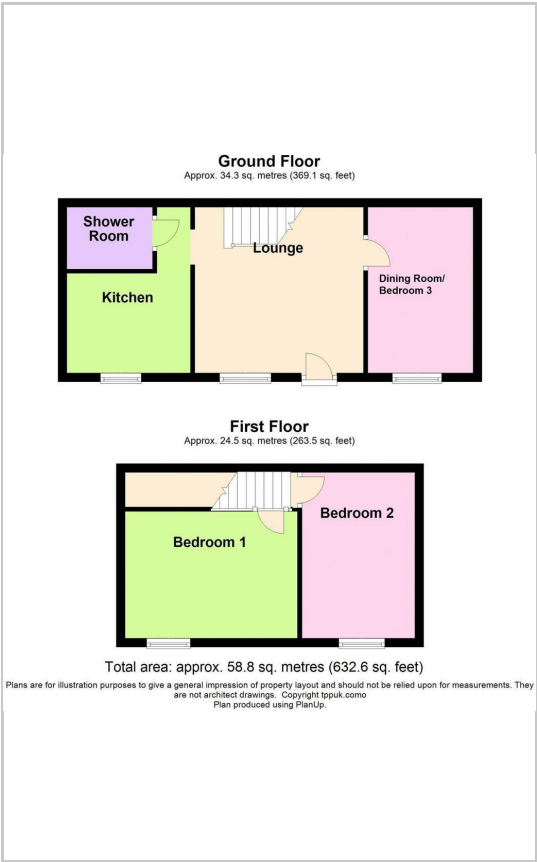
Services

All mains services connected.
Gas central heating.

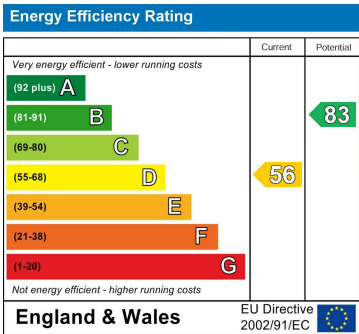
Area Map



Floor Plans



Energy Efficiency Graph



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