



## 8 Church Street

, Beaumaris, LL58 8AA

**£395,000**



An imposing and large double fronted town house of character, centrally located within the town, giving spacious family accommodation and with a spacious private courtyard style garden and large garage to the rear. The property provides for three large reception rooms, an extended kitchen breakfast room overlooking the garden, a study with access to downstairs WC and to the first floor three double bedrooms, one with en suite, and a family bathroom. Whilst in need of some upgrading, the house has gas central heating and is mostly double glazed, and with the rare benefit of a large garage to the rear.

Offered for sale with no onward chain.



## Vestibule Entrance

Having a double glazed front entrance door and glazed inner door.

## Reception Hall

Extending from front to rear in an "L" shape with a staircase to the rear leading to the first floor and with a very spacious storage area under with shelving, and adjacent alcove display recess. Coved ceiling and dado rail, radiator.

## Lounge 16'4" x 13'5" (4.99 x 4.10)

Having a feature exposed stone inglenook fireplace with brick lintel and housing a coal effect gas fire on a slate hearth. Double glazed front aspect window with radiator under. Coved ceiling, rose and dado rail, one further radiator, wall lighting and shelving.

## Formal Dining Room 13'8" x 9'11" (4.18 x 3.03)

With a former fireplace opening with exposed brick lintel, front aspect double glazed window with radiator under. Coved ceiling, rose and dado rail, wall lights.

## Study 14'1" x 5'8" (4.30 x 1.75)

A spacious area with ample coat hanging and storage area, wall shelving, radiator and dado rail. Off the study is a Cloakroom with WC and wash hand basin with mirror and light/shaver point over. Wall cabinet.

## Sitting Room 12'3" x 10'10" (3.74 x 3.32)

Presently utilized as an informal dining area off the kitchen and with a timber surround fireplace with gas fire and tiled inlay. Coved ceiling and picture rail, radiator.

## Kitchen/Breakfast Room 14'4" x 11'1" (4.38 x 3.40)

Having a conservatory style addition to give an open plan breakfast area, with glazed surround to give good natural daylight and overlooking the private courtyard garden and having an outside door to the rear.

Extensive range of base and wall units in a light cream laminated finish with good worktop surfaces and tiled surround. Integrated eye level double oven and gas hob with concealed extractor over. Recess for a dishwasher, washing machine and space for a fridge/freezer. Telephone point, ceiling spot lighting and radiator.

## First Floor Landing

With access hatch to the roof space.

## Main Bedroom 1 20'6" x 12'9" (6.27 x 3.90)

Being formerly two bedrooms amalgamated into one and with two front aspect double glazed windows. Wide 6 door fitted wardrobe, two radiators, coved ceiling with two pendant lights.

## En Suite Shower Room 8'5" x 2'11" (2.57 x 0.91)

Having a shower enclosure with Mira thermostatic shower control and glazed door. Wash basin with mirror front cabinet over and light/shaver point, WC towel radiator, fully tiled walls.

## Bedroom 2 12'5" x 8'11" (3.80 x 2.74)

With front aspect double glazed window, fitted wardrobe, radiator, coved ceiling.

## Bathroom 9'7" x 4'11" (2.94 x 1.52)

Having a white suite comprising of a panelled bath with shower over and shower screen, WC wash basin with mirror and light over, wall cabinet, towel radiator.

## Bedroom 3 11'1" x 10'9" (3.38 x 3.28)

Having a full width range of fitted wardrobes to one wall to include a radiator, linen shelving and incorporating a Worcester gas central heating boiler. Further room radiator, side aspect double glazed window and coved ceiling.

## Outside

To the rear of the property is a delightful and private rear courtyard garden with flower border with shrubbery and palm tree. Paved patio area and access to:-

## Garage 19'3" x 17'1" (5.89 x 5.23)

A spacious area having an electric roller door to the front and personal door to the rear. Power and light connected.

## Services

All mains services connected.

Gas fired central heating system.

## Tenure

The property is understood to be freehold and this will be confirmed by the vendors' conveyancer.

## Council Tax

Band E.

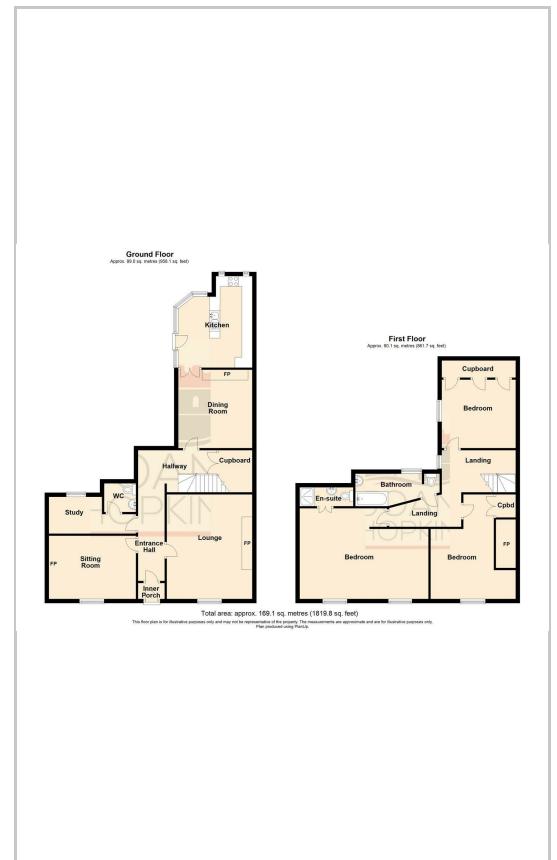
## Energy Efficiency

Band D.

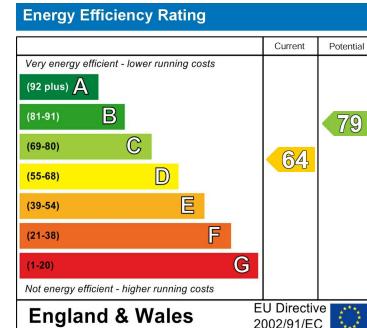
## Area Map



## Floor Plans



## Energy Efficiency Graph



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