



## Angorfa 39 Wexham Street, Beaumaris, LL58 8HW

**£415,000**

A superbly presented and extended cottage, modernised to a high standard, offering two reception rooms, two bathrooms and three large double bedrooms. Rarely does a cottage of this quality become available on the market. From the moment you pass through the pink front door you realise this striking house is a true 'Tardis', with a whole lot more going on than the exterior would suggest.

While retaining many original character features, 'Angorfa' has a contemporary feel, with an open-plan kitchen equipped with a range cooker and integrated appliances. This opens onto a large lounge-cum-dining room with French doors to the terrace and garden. The lawned garden enjoys a sunny southerly aspect and contains both a modern Studio Workshop and additional spacious Utility shed.

An atmospheric sitting room with 'Rais' log-burner and wood floor is at the front of the house and there's a ground floor 3rd bedroom/office/dining room, a utility room with WC and a small entrance hall with limestone flooring and plenty of space for coats and boots.

Upstairs, the substantial main bedroom opens onto a balcony area overlooking the garden and Snowdonia in the distance. Bathroom, shower room and a further double bedroom complete the layout.

This bright and cheerful house has gas-fired central heating and double-glazing.

Currently utilised as a successful (figures available on request) and furniture available by separate negotiation.

For ease of purchase this property is available with no onward chain.

**Entrance Vestibule Hall 5'1" x 5'1" (1.56 x 1.54)**

Timber framed double glazed door to vestibule with tiled flooring, pine panelling to dado level and ceiling light. Timber door to:-

**Lounge 20'10" x 13'0" (6.35 x 3.95)**



A spacious room, with a chimney and sand stone surround housing the 'Rais' wood burning stove. Exposed beamed ceiling, timber floor covering, open tread dog leg staircase to the first floor, four wall light points, radiator with decorative cover and telephone point. Two PVC double glazed windows to the front elevation. Opening to inner hall.

**Inner Hallway**

Tiled flooring, continuing through to the utility and kitchen area.

**Bedroom 3/ Dining Room 13'4" x 9'5" (4.08 x 2.89)**



Full length fitted handmade timber cupboards to one wall. Inset downlights and circular sky light to ceiling. Radiator.

**Utility Room/WC 8'4" x 6'1" (2.53 x 1.86)**



With fitted base and wall kitchen cupboards to

include a 'Twyford' ceramic sink with mixer tap and with Terrazzo effect worktop surface. Space under for a washing machine. Button flush WC and cupboard housing the Worcester central heating boiler, chrome towel radiator, fully tiled walls and flooring. PIR downlights to ceiling.

**Kitchen 12'4" x 8'4" (3.77 x 2.55)**



Having a good range of modern base and wall units in a light cream shaker style finish with contrasting timber effect worktop surfaces and all with a patterned tiled surround. 'Belling' electric range cooker and 'Russell Hobbs' extractor over. Inset 1 & 1/2 bowl ceramic sink unit with monobloc mixer tap. Integrated slimline 'Kenwood' dishwasher. Tiled flooring and inset downlights to ceiling. A large feature picture frame opening and square opening to the lounge diner.

**Lounge Diner 18'8" x 11'8" (5.70 x 3.55)**



Enjoying a very sunny southerly outlook over the rear garden from four double glazed panels with central sliding doors. A spacious room with wood effect flooring, radiator with decorative cover, inset downlights and two pendant lights to ceiling.

**Split level Landing**

With ample timber book shelving. The landing has low level safety lights as well as inset ceiling lights and mains smoke alarm. Walk in wardrobe with fitted shelves, providing excellent storage space.

**Bedroom 2 21'1" x 10'7" (6.45 x 3.25)**



Being formerly two bedrooms which can be easily adapted to revert back if required. Two front aspect double glazed windows give good natural daylight. fitted shelving and clothes rail. Access hatch to roof space. Two ceiling lights, radiator and TV connection point.

**Shower Room/WC 8'0" x 6'3" (2.43 x 1.90)**



With modern fittings in white with grey wall tiles to all walls and red marble effect to the corner shower with Mira electric shower unit, WC and wash hand basin with mirror fronted cabinet over. Chrome towel radiator, contrasting grey laminate floor finish. Velux roof window.

**Bathroom/WC 8'0" x 7'8" (2.43 x 2.34)**



With modern suite in white comprising of panelled

bath, WC and wash handbasin. Fully tiled walls with cross grain finish and grey laminate floor covering. Chrome towel radiator, velux roof light.

**Main Bedroom 20'1" x 15'8" (6.14 x 4.79)**



A truly outstanding room having a four panel double glazed patio door opening to rear balcony, which not only gives excellent natural daylight from its southerly outlook, but also gives fine distant mountain views. There are fitted timber wardrobes to one wall, two radiators, two Velux roof lights, inset ceiling lights, tv point and telephone connection point.

**Balcony 18'7" x 4'7" (5.68 x 1.41)**



The spacious balcony has a timber covering, toughened glass surround, light and power points. It gives ample room for a small table and chairs to enjoy the aspect. The glass panels have folding timber shutters to give privacy and security.

## Outside



A feature of the cottage is the good sized and well tended rear garden which enjoys a good amount of privacy for a town house and location within Beaumaris.

Immediately to the rear of the Lounge Diner is a well screened stone paved patio, being a sheltered area to sit and enjoy the Summer sun. At a slightly higher level is a lawned garden extending to about 45 feet in length which includes a UTILITY SHED 3.3 x 2.1 (10'1" x 6'5") with storage cupboards and worktop surface, power and light, with electric connection.

At the far end of the garden is a further Studio/Workshop 3.80 x 3.50 (11'7" x 10'8") which can easily be adapted into a studio or home office with mezzanine floor and stairs.

### Tenure

Understood to be freehold and which will be confirmed by the vendors conveyancer.

### Services

All mains services connected.  
Gas central heating.

### Council Tax

Band D

### Energy Certificate

Band D

# Floor Plan



This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph

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

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