JOAN HOPKIN
ESTATE AGENTS









Mountain View 63 Wexham Street, Beaumaris, LL58 8HW

£279,500

A characterful two-bedroom terraced property situated within the historic seaside town of Beaumaris, offering spacious accommodation, a useful attic room and a generous garden with summer house.

Accommodation arranged over two main floors and on the ground floor is a welcoming open plan lounge/diner, with a multi-fuel stove providing an attractive focal point and to the rear of the property is a breakfast kitchen with fitted appliances.

To the first floor are two double bedrooms, while from the landing a pull-down ladder provides access to a useful attic room, offering valuable additional space and a bathroom/shower room/WC.

The property benefits from a new main roof completed 2025, gas central heating system, rewire, Everest windows and doors.

One of the particularly interesting features of the property is the outside space. To the rear, an approximately 30-yard right of way footpath leads to a generous garden with Amega summer house, providing an excellent area for outdoor seating, entertaining and gardening.

The property is conveniently placed for the town's excellent range of shops, cafés, restaurants and amenities, as well as the picturesque seafront, historic castle and Menai Strait.

Viewing is highly recommended to appreciate the accommodation, character and surprisingly generous outside space this property has to offer with no onward chain.

Entrance Hall 6'6" x 3'9" (1.99 x 1.15)

Lounge Diner 21'8" x 11'7" + bay window (6.62 x 3.55 + bay window)



Breakfast Kitchen 10'4" x 8'0" (3.17 x 2.45)



First Floor Landing

With pull down ladder to floored roof space with Velux window, power and light.

Bedroom 1 10'9" x 10'4" (3.28 x 3.15)



Bedroom 2 10'4" x 8'0" (3.16 x 2.44)



Bathroom/Shower Room/WC 8'9" x 7'3" (2.68 x 2.21)





Outside





Small front garden with steps leading up to the main entrance. To the rear of the property is a small yard area along with a pedestrian right of way across the rear of neighbouring property's land with a footpath being approximately 30 yards long, which turn leads to the generous lawned garden area with fruit trees, Amega summer house providing an excellent area for outdoor seating, entertaining and gardening.

Tenure

The property is understood to be Freehold and this will be confirmed by the Vendor's conveyancer.

Services

Mains water, electricity, gas and drainage.

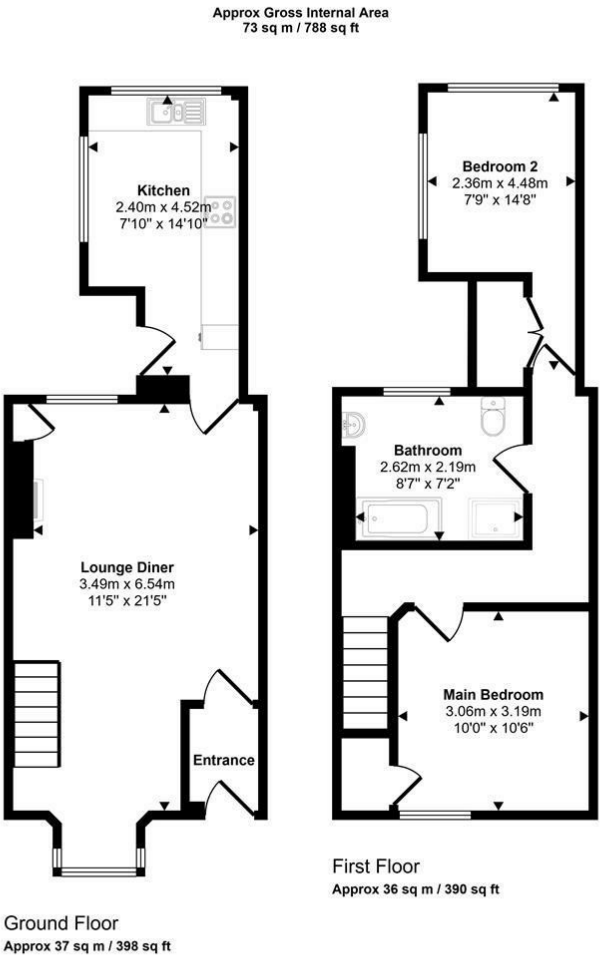
Energy Rating

Band C.

Council Tax

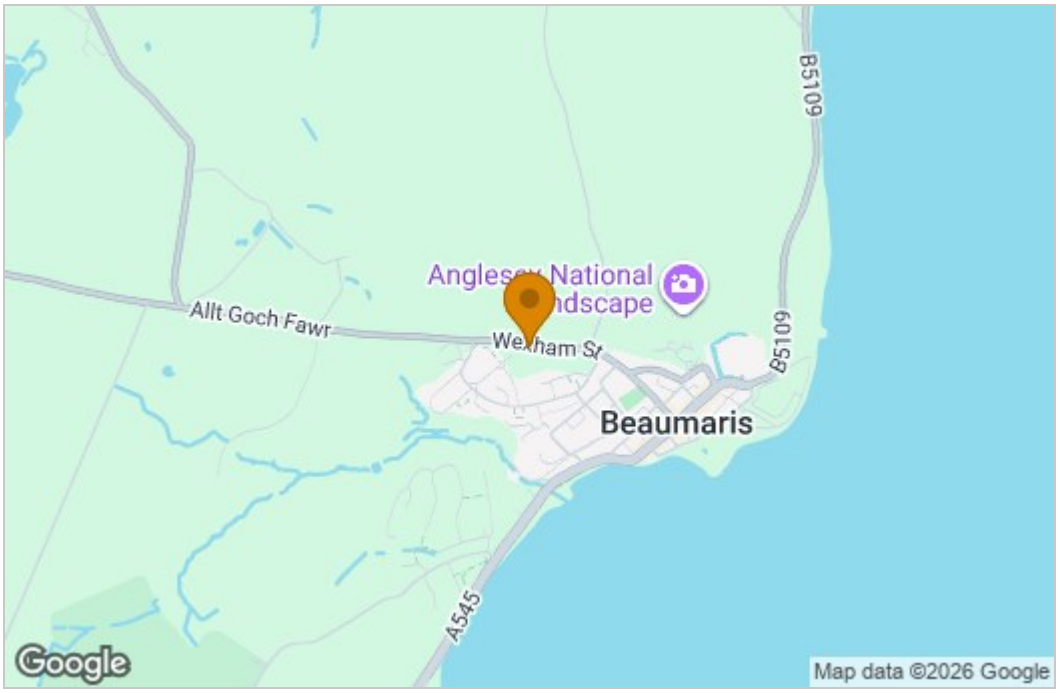
Band D.

Floor Plan

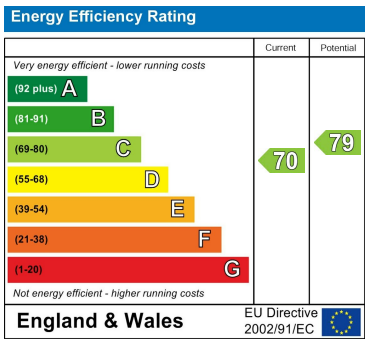


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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