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8 Beaumaris Road, Llangoed, Beaumaris, Anglesey LL58 8NF

Asking Price: £215,000

EPC Rating: E

8 Beaumaris Road, Llangoed, Beaumaris, Isle of Anglesey LL58 8NF

Summary

Located in the popular village of Llangoed, close to the beautiful coastline of Isle of Anglesey, this spacious 3 Bedroom End of Terrace Home offers modern interiors, generous outside space and practical features, making it an excellent family home. The well-proportioned accommodation briefly comprises: Entrance Hall, a bright Lounge with feature fireplace and exposed beams, a separate Dining Room, and a modern fitted Kitchen with ample cupboard and worktop space. To the rear, a Sun Room provides an additional sitting area with views over the garden. Upstairs, there are 3 Bedrooms (2 doubles and 1 single), a modern Bathroom and additional Shower En-Suite. The home benefits from oil-fired central heating and is fitted with mostly uPVC double glazing.

Externally, the property enjoys a large rear garden, well-kept with lawn, mature trees, and a patio seating area, perfect for outdoor dining and relaxation. To the side, there is off-road parking and a Garage, offering both convenience and storage.

This attractive home combines modern interiors with a spacious plot in a sought-after village setting, offering great potential as a family residence or holiday retreat.

Directions

From Menai Bridge, proceed on the A545 to Beaumaris and continue through the town towards Llangoed. On entering the village, pass the convenience store on your right-hand side and continue for approximately 500 yards. You'll find the property on your left.

Services

We are informed by the seller this property benefits from Mains Water, Electricity and Drainage.
Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.



Heating

Oil Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band

The property is council tax band D.

Energy Performance Rating

The property has the following EPC rating: E. See EPC report for full information.













Entrance Hall	
Lounge	*3.20m x 5.11m (10'6" x 16'9") max dimensions*
Dining Room	*4.01m x 5.11m (13'2" x 16'9") max dimensions*
Kitchen	*3.32m x 3.48m (10'11" x 11'5") max dimensions*
Sun Room	*3.20m x 2.03m (10'6" x 6'8")*
Outbuilding	*3.41m x 3.90m (11'2" x 12'10") max dimensions*
Wc	*1.10m x 1.86m (3'7" x 6'1")*
First Floor Landing	
Bedroom 1	*3.32m x 3.13m (10'11" x 10'3") max dimensions*
Bedroom 2	*3.89m x 4.10m (12'9" x 13'5") max dimensions*
Bedroom 3	*2.40m x 1.98m (7'10" x 6'6") max dimensions*
Bathroom	*2.12m x 1.98m (6'11" x 6'6")*

- Spacious 3 Bedroom End of Terrace Home
- Generous Rear Garden with Lawn, Patio & Mature Trees
- Off-Road Parking & Garage
- Lounge, Dining Room & Sun Room
- Oil-Fired Central Heating
- Mostly uPVC Double Glazing
- Well-Presented Interiors
- Popular Village Location






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