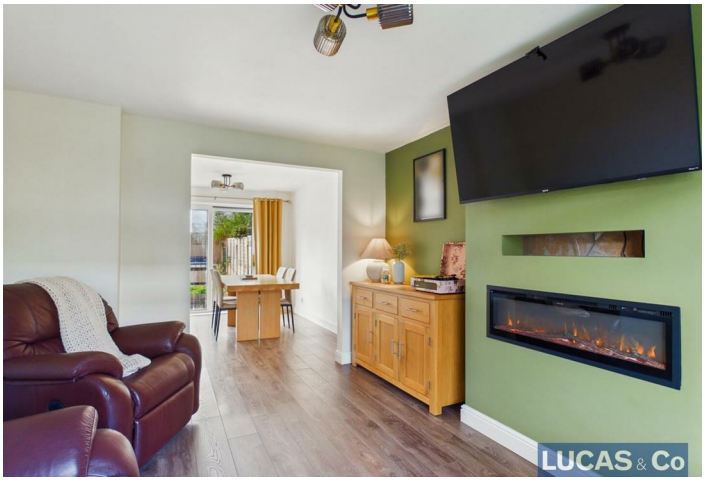
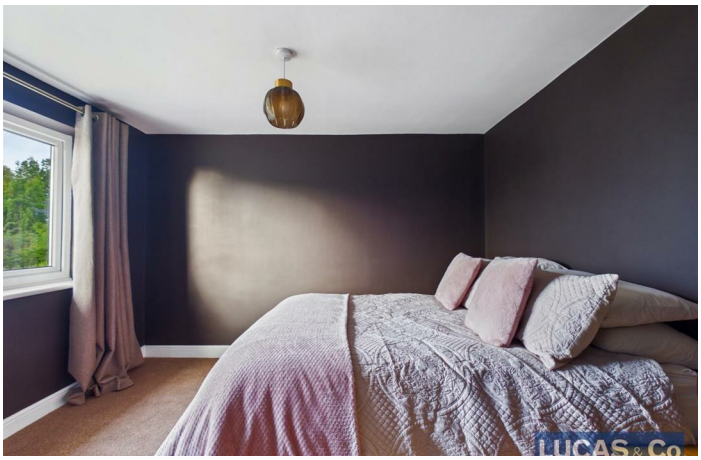
4 Stryd Llewelyn Burton Way

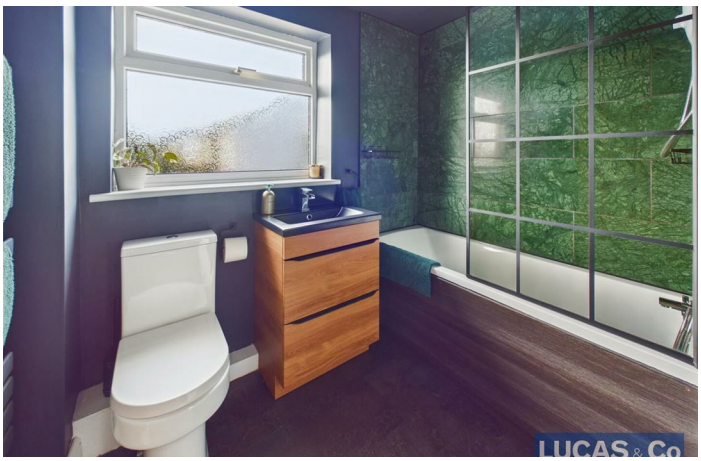
Llanfaes, Beaumaris, LL58 8LE

- 3 Bedroom Semi Detached Home
- Lawn Garden to Front & Rear Patio and Gravel Area with Raised Beds
- Council Tax Band: B
- Modern Electric Heating
- The Property is Located on Burton Way
- Beautifully Renovated & Redecorated
- EPC : D
- Brick Outhouse for Storage
- Communal Car Park



3 1 2 D





A 3 bedroom semi detached home, which has recently been renovated and decorated throughout. Located in a quiet residential estate on the outskirts of Beaumaris.
Tastefully modernised and well maintained, with garden to front and rear, including convenient outhouse for storage.

Directions
Take the right turn off Ffordd Eglwys onto Burton Way, once on Burton Way take the second right turn, the property will be located on your right handside, a tree is in the front garden and is attached to a blue painted property.

Entrance Hallway
5'11" x 14'5"
The entrance hallway welcomes you with a bright and airy space, featuring wood-effect flooring that leads towards the kitchen and stairs to the first floor. The hallway feels modern and practical, with anthracite electric radiator and recessed spotlights. The hallway also offers a recessed space to house a large fridge freezer just off the kitchen.

Living Room
10'9" x 12'9"
A cosy living room with large window to front aspect of the property, modern electric column radiator, feature media wall with electric fire and space for fitted media appliances.

Dining Room
8'9" x 11'2"
A welcoming area set just off the living room. It features wood-effect flooring and patio doors to enhance the space. The sliding glass doors open onto the garden, providing a lovely view and easy access to outdoor seating and greenery.

Kitchen
7'9" x 8'10"
The kitchen is well-appointed with a mix of grey and white cabinetry set against light walls. Dark work surfaces run along both sides with space for freestanding appliances. Natural light fills the space through the glazed door at the rear, which opens directly to the garden.

First Floor Landing
6'1" x 8'9"
The landing provides access to all the first-floor rooms and features a modern light fitting and neutral carpet. Loft hatch access with wooden loft ladder.

Bathroom
8'3" x 5'8"
The bathroom is sophisticated with dark flooring and striking emerald green marble effect tiled walls surrounding the bath and shower area. A wood-effect vanity unit with a black basin adds warmth and contrast. Black feature shower screen, electric shower, modern electric heated towel rail. Window with privacy glass and recessed spotlights.

Bedroom 1
10'3" x 13'0"
A double bedroom with window overlooking the rear aspect of the property. Pendant light.

Bedroom 2
9'0" x 11'9"
A calm and organised space painted in a soft green tone. The room benefits from an open wardrobe system with ample hanging and shelf storage, and a large window overlooks the front aspect of the property. Modern electric radiator and pendant light.

Bedroom 3
7'1" x 9'8"
A neat room painted in a rich teal shade, creating a peaceful atmosphere. A single window to the front aspect. Pendant light.

Outside Space
Externally, to the front of the property is a neat lawn, established tree and shrubbery, a small patio and a pathway to the left side of the property leading to a private, enclosed garden.
The rear garden features a paved patio with gravel, a built-in raised vegetable patch, and a variety of mature plants and shrubbery adding greenery and privacy. The garden offers a peaceful outdoor retreat perfect for growing your own produce, relaxing or entertaining.

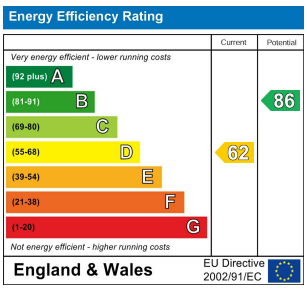
Brick Outhouse
5'3" x 10'1"
A brick built outhouse for storage.

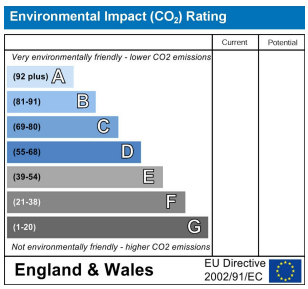
Parking
There is communal parking for the residents. There is no off road parking at the premises.

Services
Heating is all electric modern radiators.
Mains water and drainage.
EPC Rating: D
Council Tax Band: B
Double Glazing Throughout

Location
WHAT 3 WORDS ///overt.spice.streetcar

Stryd Llewelyn is located just off Hampton Way, Llanfaes. Situated on the outskirts of Beaumaris the property offers a convenient location to explore the surrounding areas and is a couple of minutes drive from the historic town of Beaumaris which offers a wealth of shops, restaurants, attractions and activities.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
62
86
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

LUCAS & Co

LUCAS & Co

LUCAS & Co

Local Authority
Council Tax Band **B**
EPC Rating **D**

Lucas & Co Estate Agents

22 High Street, Menai Bridge
Isle of Anglesey LL59 5EE

Contact

01248 714567
menai@lucasestateagents.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

LUCAS & Co Estate Agents