

Tudor Rose • 32 Castle Street • Beaumaris • Anglesey • LL58 8AP
Tel: 01248 810847 • Fax: 01248 811770 • dafydd@joan-hopkin.co.uk • www.joan-hopkin.co.uk



61 Cae Mair, Beaumaris, LL58 8YQ
Asking Price £399,950

Occupying one of the finest positions on this sought after estate, Number 61 is an upgraded and extended three bedroom bungalow enjoying truly panoramic sea and mountain views extending from Puffin Island & The Great Orme, over the town towards the Glyderau Mountains. The bungalow benefits from a modern kitchen and bathroom as well as having gas central heating, double glazing and a double garage.



MISREPRESENTATION ACT 1967

These particulars are believed to be correct but their accuracy is in no way guaranteed and they do not form part of any contract. Neither the vendor nor his Agents make any representation or warranty in relation to this property is offered subject to the owner's confirmation of price, to a contract and to not having been sold. All prices quoted are subject to Owner's acceptance and to the property being unsold.

61 Cae Mair, Beaumaris, LL58 8YQ

BEAUMARIS

Is an historic town on the banks of the Menai Straits which is renowned for its medieval castle dating back to the reign of Edward I and its Victorian pier & gaol. It is also famous for its sailing facilities with the Royal Anglesey Yacht Club within the town and the sheltered bay offering moorings for many yachts and small boats during the summer months. Within walking distance of the bungalow are the many interesting small shops, restaurants and hotels in the town. The Baron Hill golf course is approximately half a mile from the property and the University City of Bangor is some seven miles distant on the mainland.

Open Porch

With tiled floor & courtesy light.

Entrance Hall

3.19m x 2.11m (10'6" x 6'11")

With UPVC double glazed entrance door and large side panel as well as high level window giving a good amount of natural daylight. Under the window is a galleried display area, laminate flooring, radiator, vaulted ceiling.

Kitchen/Dining Room

7.30m x 3.39m (23'11" x 11'1")

Being open plan with light timber laminate flooring.

Kitchen Area

With a modern range of timber base and wall units in a light cream finish with contrasting work surface over and incorporating a ceramic sink unit under a rear aspect window. Integrated Neff gas hob under concealed extractor fan, fitted Neff oven with matching Neff microwave oven over. Integrated Neff dishwasher and fridge. Glass fronted display unit and shelving.

Dining Area

With small breakfast bar and shelving.

Being open plan to the lounge with sliding patio doors to:-

Sun Room

4.07m x 2.30m (13'4" x 7'7")

With full length glass frontage to maximise the panoramic sea and mountain views, double glazed exterior door to rear garden, laminate floor covering.

Lounge

4.98m x 4.43m (16'4" x 14'6")

With large front aspect window, lowered to enable full enjoyment of the sea and mountain views at a sedentary level, light marble fireplace and hearth with inset gas fire, two radiators, TV aerial connection point.

Side Hall

Off the main hall leading to;-

Shower Room

2.12m x 1.54m (6'11" x 5'1")

With corner shower enclosure with tiled surround and Mira electric shower unit over, WC and wash hand basin with light/shaver point over, radiator.

Utility Room

3.05m x 2.76m (10'0" x 9'1")

With sink unit with cupboard under, worktop surface with ample room for washing machine under, fitted cupboard, radiator. Internal door to garage and door to:-

Side Porch

3.91m x 1.51m (12'10" x 4'11")

Large enough to be used as a potting shed with water tap and door to rear garden.

Inner Hall

With large airing cupboard housing hot water tank and shelving.

Bedroom 1

3.95m x 3.94m (13'0" x 12'11")

With rear aspect window giving panoramic sea and mountain views, radiator, telephone connection point.

61 Cae Mair, Beaumaris, LL58 8YQ

Bedroom 2

3.02m x 3.02m (9'11" x 9'11")

With panoramic sea and mountain views, radiator, telephone connection point.

Bedroom 3

3.95m x 3.18m (13'0" x 10'5")

With front aspect window with radiator under.

Bathroom

2.70m x 2.22m (8'10" x 7'3")

With a modern suite in white by Sphinx, comprising of large bath, glazed corner shower cubicle with tiled surround and thermostatic shower control, wash hand basin with large mirror over and WC. Further large mirror over bath, radiator.

OUTSIDE

A very gently sloping drive gives off road parking for 2 - 3 cars and leads to an attached:-

Garage

5.18m x 4.96m (17'0" x 16'3")

With motorised up and over door, wall shelving and Glow Worm gas fired central heating boiler.

Garden

To the front is a rockery style garden with pedestrian access to both sides leading to a most attractive private garden the majority of which is level for ease of maintenance. There is a paved patio area and further lawned garden with small pond, all giving panoramic sea and mountain views, there are steps leading down to a further rockery style garden.

SERVICES

All main services

TENURE

Freehold

EPC RATING

Band E

COUNCIL TAX

Band G (£1979.01)

DIRECTIONS

On entering Beaumaris, pass the garage and take the next turning left. Bear right and then left and right again. Proceed up the hill and No 61 is on the middle road.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

