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**Blue Cedars, 96 Cae Mair, Beaumaris, LL58 8YQ**  
**£365,000**

A well appointed and fully modernised detached four bedroom bungalow, enjoying a truly panoramic southerly aspect to the front from Puffin Island, Llandudno, over the Menai Strait towards the Snowdonia mountains. Blue Cedars has been extensively upgraded by the present owner to include two recently fitted bathrooms and a central heating boiler. It has a bespoke fitted kitchen as well as other benefits such as pvc double glazed windows, doors and fascia boards, together with gardens to the front and rear with a large detached garage.



MISREPRESENTATION ACT 1967

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All prices quoted are subject to Owner's acceptance and to the property being unsold.

# Blue Cedars, 96 Cae Mair, Beaumaris, LL58 8YQ

## Entrance Hall

With pvc double glazed front door and side panel, spacious cloak cupboard, radiator, two wall lights.

## Lounge

6.22 x 3.80 (20'5" x 12'6")

Having a large front corner picture window to frame the truly panoramic view from Puffin Island, to Llandudno and over the Menai Strait to the Carneddau mountain range. Feature tiled surround fireplace with tiled inlay and hearth and insert having flame gas fire, two radiators, tv and telephone connection, wall lights. Arched opening out:-

## Dining Room

3.02 x 3.35 (9'11" x 11'0")

With large front aspect window framing the panoramic sea and mountain views with radiator under. Coved ceiling with light.

## Modern Kitchen

4.87 x 3.01 (16'0" x 9'11")

Having an extensive range of bespoke base and wall kitchen units in a medium oak style finish with contrasting dark worktop surfaces and tiled surround. On one wall is a purpose made dresser type unity with a small breakfast bar. One and a half bowl stainless steel sink unit under a large side aspect window with fine sea views towards Llandudno. Integrated Neff electric hob with concealed extractor over, Neff eye level oven, recess and plumbing for a dishwasher, washing machine and fridge/freezer. Ceiling spot lights with under plinth lights. Pvc double glazed door to the side garden.

## Inner Landing

With five steps from the main hall.

## Master Bedroom

4.45 x 3.39 (14'7" x 11'1")

With a white laminate range of fitted wardrobes to one wall. Large corner double glazed window to give outstanding sea views to include Beaumaris Pier and towards the mountains, and with radiator under. Coved ceiling with pendant light. Tv and telephone connection.

## Ensuite Shower Room

3.17 x 1.70 (10'5" x 5'7")

Having been recently refitted with a suite in white comprising of a 'double' shower cubicle with glazed surround and thermostatic shower unit. Contemporary wash hand basin within a vanity unit and large wall mirror over with shelving and lights. Panelled bath, wc, large towel radiator. Fully tiled walls and pvc panelled ceiling with inset downlighters.

## Bedroom 2

4.36 x 3.27 (14'4" x 10'9")

With a full length of fitted wardrobes to one wall with matching dressing table with mirror and shelves over. Rear aspect window

enjoying a private outlook over the rear garden and with radiator under. Tv aerial connection, coved ceiling with pendant light.

## Bedroom 3

3.32 x 2.89 (10'11" x 9'6")

With fitted wardrobes to one wall, side aspect window with partial sea views and with radiator under.

## Bedroom 4/Study

2.78 x 2.26 (9'1" x 7'5")

With fitted wardrobe to one wall, front aspect window enjoying fine sea and mountain views and with radiator under.

## Bathroom

2.38 x 2.16 (7'10" x 7'1")

Again being recently refurbished with a suite in white comprising of a panelled bath with hand held hair shower attachment. Cantilevered wash hand basin with cupboards and large mirror front cabinet over, wc, tall towel radiator. Fully tiled walls and pvc panelled ceiling with inset downlighters.

## Outside

A tarmacadam drive providing off road parking for three vehicles and leads to:

## Adjoining Garage

5.64 x 5.01 (18'6" x 16'5")

With an electric up and over door, power, light and water connection. Worcester gas fired central heating boiler (2013).

To the front of the bungalow is an open lawned garden area with a paved patio adjacent to the front door giving sunny area having a southerly aspect, access to either side with mature hedges leads to a private rear garden, being part laid to lawn with shrubs and bushes, together with a good sized paved patio area.

## Services

All mains services.

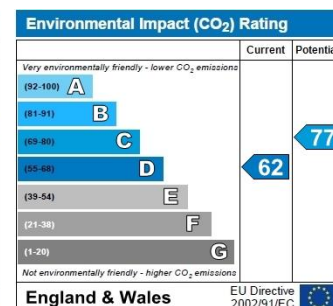
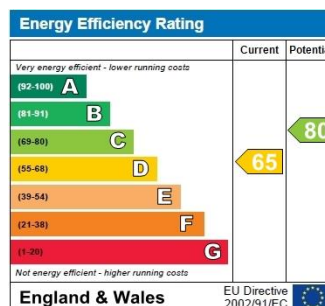
## Freehold

## Energy Rating Performance

Band D

## Council Tax Band

Band G



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