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14A Cae Mair, Beaumaris, LL58 8YN
Offers Over £210,000

A fully modernised semi detached bungalow located in the favoured 'level road' of this sought after estate, being a 'stone's throw' from the sea front and within a five minute walk of the town centre via a footpath directly to Mill Lane. Since 2012, the present owners have substantially refurbished the property to include new and contemporary kitchen and bathroom fittings, replacement central heating system, replaced all Upvc windows and the renewal of the wiring as well as decoration and internal joinery. It is most worthy of inspection to appreciate this beautiful modernised home or alternatively for holiday use, giving ample off road parking and gardens to front and rear.



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.

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Vestibule Porch

With pvc double glazed front door, quarry tiled floor, glazed inner door to:-

Hallway

With ceramic tiled floor covering extending into the kitchen, radiator. Small series of steps to the bedroom accommodation and with a cupboard housing a Worcester gas fired combi central heating boiler.

Lounge/Dining Room

5.17 x 3.58 (17'0" x 11'9")

With a large pvc double glazed patio door to the rear garden enjoying a private outlook over the rear garden and woodland and giving this room a good natural light. Fireplace recess having a cast iron multi fuel stove on a tiled hearth. Radiator, tv connection, two pendant lights, understairs cupboard store.

Kitchen/Breakfast Room

3.48 x 2.70 (11'5" x 8'10")

Having a newly fitted and contemporary range of base and wall units in a white laminate finish with contrasting worktop surfaces and tiled surround. Integrated appliances to include a stainless steel gas cooking hob with stainless steel splashback and extractor hood over, and oven under. Integrated fridge and freezer, dishwasher and washing machine. Stainless steel sink unit with a monobloc tap under a large rear aspect window overlooking the rear garden and woodland and giving glimpses of the sea and pier. This well planned kitchen gives ample cupboard space to include deep pan drawer space for a kitchen table, and contemporary wall radiator. Tiled floor.

Bedroom 1

3.92 x 3.64 (12'10" x 11'11")

A good sized double room with contemporary bowl sink unit in a timber table style vanity unit with large wall mirror and shaver point over. Large front aspect double glazed windows giving good daylight, radiator, telephone connection.

Bedroom 2

3.34 x 3.00 (10'11" x 9'10")

Another double/twin room with large side aspect window, radiator, wall mirror.

Modern Shower Room

2.27 x 1.84 (7'5" x 6'0")

Having a feature level 'double' shower enclosure in white with contrasting grey wall tiling and with a glazed shower screen and thermostatic shower control. Contemporary square 'wall hung' wash hand basin in a white vanity unit with large mirror front bathroom cabinet over and shaver point. Wc, grey ceramic tiled floor covering, towel radiator in white.

Outside

A long sloping drive gives off road parking for upto three vehicles and leads to a Detached Garage with an up and over door, double electric point and light, also housing the tumble dryer. The rear garden is private and secluded not unduly overlooked and adjoining woodland. It is part paved for ease of maintenance together with shrubs and bushes. Timber garden shed and outside tap. Glimpses of the mountains and sea.

To the front is a small rockery garden for easy maintenance with pebbled path.

Tenure

Freehold

Services

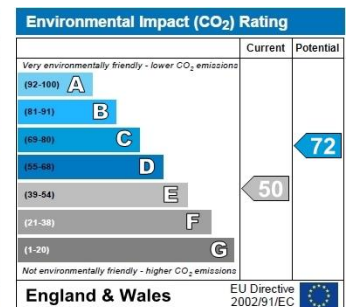
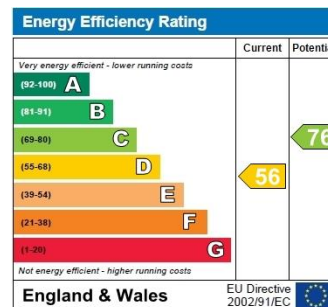
All mains services. Gas central heating.

Council Tax Band

Band D

Energy Performance Rating

Epc Band D



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