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## Seaway, 26 Cae Mair, Beaumaris, LL58 8YN

**£335,000**

A delightful three bedroom bungalow, situated in a rural favoured position on this sought after estate, being close to the bottom road. But slightly elevated to take advantage of the panoramic view over the Menai Strait towards the Carneddau mountain ranges. Seaway benefits from a spacious well tended garden plot, and benefits from pvc double glazed windows and doors and gas fired central heating system, as well as an extended kitchen. There is also a conservatory to the rear together with a drive that leads to an attached large garage.



MISREPRESENTATION ACT 1967

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# Seaway, 26 Cae Mair, Beaumaris, LL58 8YN

## Entrance Hall

With radiator, telephone point, hatch to part floored and insulated roof space. Airing cupboard with hot water cylinder and shelving.

## Lounge

5.48 x 3.05 (18'0" x 10'0")

With a wide (3.75 / 12'6") feature front window to frame the panoramic sea and mountain views, Coupe to this window is a further side window having a Southerly outlook and giving good natural daylight. Tiled fireplace and stone hearth with inset living flame gas fire. Coved ceiling with two pendant lights, tv aerial connection and radiator.

## Open Plan Kitchen/Dining Room

6.82 x 2.47 (22'5" x 8'1")

The kitchen area, having a modern range of base and wall kitchen units in a timber laminate finish with purpose designed contrasting colour feature. Franke one and a half bowl stainless steel sink unit under a front aspect double glazed window which gives superb sea and mountain views. Integrated gas hob with extractor over and oven under, integrated fridge. Glazed display wall unit and recess for a washing machine. The kitchen gives ample worktop surfaces all with a tiled surround. Modern Worcester gas fired condensing central heating boiler with radiator under. The dining area has a walk in pantry style cupboard, internal door to the garage, and good opening to the:

## Conservatory

3.16 x 2.95 (10'4" x 9'8")

Overlooking the rear garden, with tv and telephone connection and double opening door to the rear garden.

## Bedroom 1

3.64 x 3.64 (11'11" x 11'11")

With sunny side aspect double glazed window with radiator under, fitted wardrobe.

## Bedroom 2

3.04 x 2.91 (10'0" x 9'7")

With rear aspect window with radiator under.

## Bedroom 3

3.65 x 2.91 (12'0" x 9'7")

With rear aspect window with radiator under.

## Bathroom

2.62 x 1.94 (8'7" x 6'4")

With a modern suite in white comprising of a panelled bath with mixer shower attachment, and separate shower cubicle with Mira shower attachment. Wash hand basin in a vanity unit and wc. Ceramic tiled floor and part tiled walls, radiator, shaver point.

## Outside

A gently sloping tarmac drive gives off road parking for several cars lengthwise and leads to an attached Garage 5.25 x 4.88 with a motorised front access door, power and light. Inspection pit and partitioned wc with wash hand basin. The gardens are a feature of Seaways being gently sloping but considered easily manageable. Being mostly lawn, but with paved patio area and gravelled garden to the side to include two apple trees.

## Directions

From the town centre, take the turning into the estate, and instead of continuing ahead, take the turning to the left, and no 26 is a short distance on the right hand side.

## Tenure

Freehold

## Services

All mains services.

## Council Tax Band

Band F

## Energy Performance Rating

Epc Band

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