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59 Cae Mair, Beaumaris, LL58 8YQ
£365,000

Enjoying arguably one of the best positioned plots on this sought after 'middle road'. The sale of Rivendell provides a fine opportunity to acquire a modernised detached bungalow which truly enjoys panoramic sea and mountain views from Puffin Island to the East towards the Glyder mountains to the West. The bungalow has been extended to include a delightful conservatory extension with a recent balcony off and benefits from a spacious hall, lounge and dining room, conservatory, kitchen, 3 bedrooms and 2 bathrooms. There is also a drive that leads to a garage,



MISREPRESENTATION ACT 1967

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Vestibule

With pvc double glazed entrance door and side panel, telephone point.

Hallway

3.39 x 2.50 (11'1" x 8'2")

With a double opening cloak cupboard, radiator.

Lounge

5.41 x 4.68 (17'9" x 15'4")

Having a large rear aspect window framing the superb sea and mountain views. Natural stone fireplace with a polished slate hearth, coved ceiling, two radiators. Large arched opening to:-

Dining Room

3.78 x 3.35 (12'5" x 11'0")

Being essentially open plan to the lounge and with a good opening into the kitchen, radiator. Opening to:-

Conservatory

1.85 x 3.68 (6'1" x 12'1")

Again enjoying a panoramic sea view from Puffin Island, the Great Orme and the Glyderau mountains. Double glazed door to the Balcony with toughened glass surround and pvc timber effect flooring.

Kitchen/Breakfast Room

4.10 x 3.52 (13'5" x 11'7")

Having an extensive range of base and wall units in a modern oak style finish with good worktop surfaces and tiled surround. Integrated induction hob with concealed extractor over and eye level double oven. Recess for a dishwasher, laminate floor covering, space for a breakfast table, radiator.

Utility/Shower Room

4.00 x 1.81 (13'1" x 5'11")

The utility area has base and storage store cupboards, space for a washing machine. Partitioned door to:-

Inner Hall

With spacious cloak cupboard, hatch to a part floored Attic, being part boarded with power ad light and giving excellent storage area.

Shower Room

With corner shower cubicle with thermostatic shower control. Wash hand basin with mirror cabinet over and shaver point. Wc, fully tiled walls, towel radiator.

Bedroom 1

4.48 x 4.21 (14'8" x 13'10")

Enjoying very fine views to include the town church and pier. Full length range of fitted wardrobes to one wall with king size bed recess and cupboard over. Further large mirror fronted fitted wardrobe, coved ceiling, radiator.

Bedroom 2

3.68 x 3.67 (12'1" x 12'0")

With front aspect window with radiator under.

Bathroom

2.74 x 2.47 (9'0" x 8'1")

Having a four piece suite in cream comprising of a panelled bath with tiled surround. Corner shower cubicle with glazed doors and Mira thermostatic shower control. Wc, wash hand basin with mirror fronted cabinet over. Wall light/shaver point, towel radiator.

Bedroom 3

4.12 x 2.97 (13'6" x 9'9")

With a double glazed patio door to the rear giving good morning daylight and access to the rear garden as well as giving a fine sea view. Radiator.

Outside

A gently sloping brick paved drive provides off road parking for two vehicles, and leads to:-

Attached Garage

6.15 x 4.90 (20'2" x 16'1")

Presently used as a 'wood turning' workshop, having ample power points and light, together with an electrically operated up and over door, and a further door to the rear. Gas and electric meters.

Access to both sides leads to a secluded rear garden and with a paved seating area to enjoy the panoramic sea and mountain views. This garden area has a wealth of shrubs and plants to include a garden pond, as well as a small soft fruit area, but is largely gravelled for ease of maintenance. Below the bungalow is a good sized Basement Store with good headroom and with power and water, ideal as a garden shed. It has a stainless steel sink unit, store cupboards and further floor storage. Worcester gas fire combi central heating boiler. Timber Summer house with glazed surround.

Services

All mains services, gas central heating system.

Tenure

Understood to be Freehold. Conveyancer to confirm.

Council Tax Band

Band G

Energy Performance Rating

Epc Band

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