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2 Pen Y Parc, Beaumaris, LL58 8YW
£449,950

A substantial Family Home with fantastic views and gardens, spacious accommodation and a glorious setting. In addition, the location is wonderful being located close to the Baron Hill Golf Club and on the edge of the Historic Castle Town of Beaumaris that provides an abundance of small shops, bars and restaurants in the coastal location. The property enjoys beautiful landscaped grounds and is set in a mews style of 3 renovated houses providing spacious kitchen /diner plus 3 reception rooms, 4 double bedrooms and 2 bathrooms. Views of the Snowdonia Mountain range and the Menai Straits command the outlook, whilst the accommodation provides modern living with a traditional feel, being set in a total of 15 acres of communal park land. Available fully furnished if required..



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.

2 Pen Y Parc, Beaumaris, LL58 8YW

Entrance Porch

With stained oak front door and two double glazed side lights, slate flagged floor, radiator. Fully glazed opening to:

Dining Hall

6.25 x 2.78 (20'6" x 9'1")

With near full length glazed windows to the rear and with radiator under. At present, this room caters for a twelve seat dining table. Staircase to the First Floor.

Cloakroom

With a wc, wash hand basin, slate flagged floor.

Superb Lounge

6.91 x 5.03 (22'8" x 16'6")

A room worthy and in keeping with the character of this property having a feature stone fireplace and hearth housing a multi fuel stove. Glazed windows to the rear, and two french style double glazed doors to the side gives excellent natural daylight and with a ceiling height of 2.6 metres giving an additional spacious feel. Two exposed ceiling beams, two radiators, tv connection.

Farmhouse Kitchen

5.39 x 4.85 (17'8" x 15'11")

A spacious room with fine Southerly views towards the mountains, Extensive range of solid medium oak kitchen units all with granite worktops and a spacious central breakfast island to match. One and a half bowl stainless

steel sink unit under a southerly aspect window with fine mountain views, and with recess under for the dishwasher.

Glazed wall units and open unit with plate shelving. Ceramic tiled floor, radiator, open access to:

Living Room

5.40 x 2.93 (17'9" x 9'7")

With front aspect window with radiator under, solid timber floor covering.

Rear Hallway

7.66 x 1.30 (25'2" x 4'3")

A spacious storage area, with a slate flagged floor, two radiators and outside door to the rear.

Cloakroom

With wc, wash hand basin and slate flagged floor.

First Floor Landing

With two rear aspect windows both with radiators under.

Master Bedroom

6.91 x 4.87 (22'8" x 16'0")

A light and spacious room with side and rear aspect windows. Attractive former stone fireplace, two radiators. Fine southerly aspect over the Park land.

Ensuite Bathroom

A modern suite in white comprising of a panelled bath, pedestal wash had basin with light over, wc, tall chrome towel radiator, solid timber floor.



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Bedroom 2

5.74 av x 2.81 ext to 4.00 (18'10" av x 12'0" ext)
Enjoying fine views of the Menai Strait and Carneddau mountain range, radiator.

Bedroom 3

5.03 x 4.25 (16'6" x 13'11")
Again enjoying fine sea and mountain views, radiator.

Bedroom 4

4.12 x 2.90 (13'6" x 9'6")
With fine sea and mountain views, radiator.

Bathroom

2.75 x 2.38 (9'0" x 7'10")
Having a modern four piece suite in white comprising of a panelled bath, shower cubicle with glazed surround and thermostatic shower control. Wash hand basin, wc, tall chrome radiator, solid timber floor covering.

Outside

Situated within a total of approximately 14 acres of park land in total, Pen y Parc has extensive landscaped and natural grounds which are maintained by the management company of four properties of which no 2 forms part. In addition, no 2 has its own grounds for exclusive use if required although at present they are open to the communal grounds.
The private access road which serves the four properties leads to a spacious gravelled courtyard to the rear and

gives open parking area for several cars and leads to:

Garage

7.40 x 2.70 (24'3" x 8'10")
With double opening door, power and light.

To the side of the garage:

Utility Room

2.70 x 1.84 (8'10" x 6'0")
With worktop surface and space for both the washing machine and dryer.

Services

Mains water and electricity.
Private drainage system shared with others and recently renewed.
Oil central heating system.

Tenure

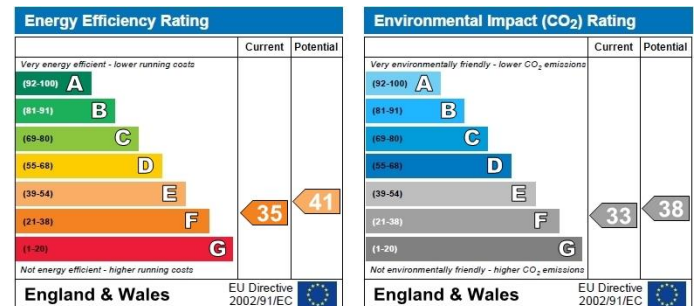
Understood to be Freehold and to be confirmed by the Vendors Solicitor.
The communal grounds are managed by Pen y Parc management Company, and are maintained by the company, with each unit paying £300 per month,

Council Tax Band

Band G

Energy Performance Rating

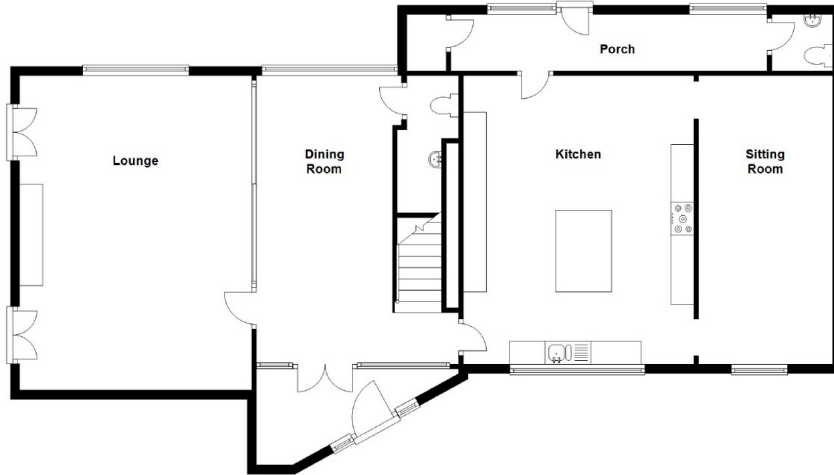
Epc Band F



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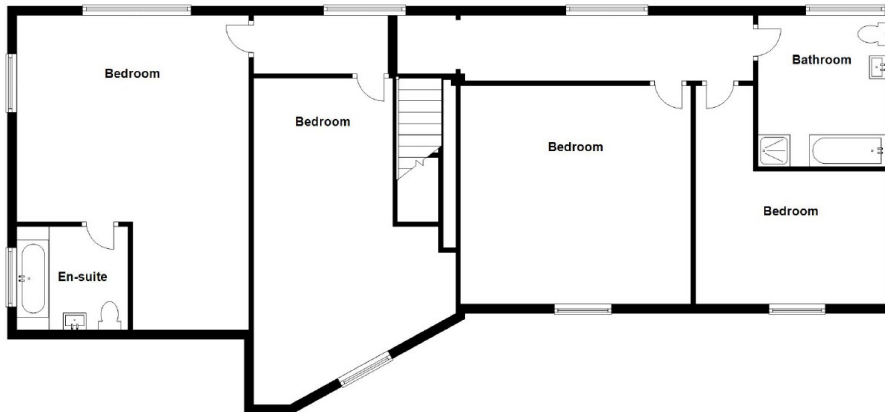
Ground Floor

Approx. 132.7 sq. metres (1428.2 sq. feet)



First Floor

Approx. 130.8 sq. metres (1407.5 sq. feet)



Total area: approx. 263.4 sq. metres (2835.7 sq. feet)

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