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14 Victoria Terrace, Beaumaris, LL58 8BU
£320,000

A superbly positioned apartment situated to the upper floors of this prestigious elegant Grade I listed Victoria Terrace, and enjoying far reaching views to the front over the Menai Straits, towards Penrhyn Castle and Bangor, all with the backdrop of the majestic Snowdonia Mountain ranges. This well proportioned apartment offers flexible family accommodation with three bedrooms, two bathrooms, spacious kitchen/dining room and a most impressive first floor lounge which frames the sea and mountain views. It further benefits from a garage and good sized store shed, as well



MISREPRESENTATION ACT 1967

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14 Victoria Terrace, Beaumaris, LL58 8BU

Entrance Hall

A wide entrance hall with nine panel glazed access door, impressive coved ceiling to a height of 11 feet, cloak cupboard, telephone table, radiator.

Impressive Lounge

6.26 x 4.44 (20'6" x 14'7")

Having three front aspect windows giving a superb southerly view over the nearby Menai Strait, Pier and Snowdonia mountains, Again this room has a high coved ceiling, and a focal open fireplace with stove inlay and hearth. Two radiators, tv connection and three storage cupboards under the three windows.

Kitchen/Breakfast Room

5.65 x 3.77 (18'6" x 12'4")

With a modern style and extensive range of kitchen units in a dark gloss green finish with solid timber worktop surfaces and tiled surround. Armitage Belfast sink under a rear aspect window with partial views of the Castle. Included is a six ring gas oven range, recess for a dishwasher and a further recess for an American style fridge. Worcester gas central heating boiler, radiator, high coved ceiling with central rose.

Large Landing

With staircase to the attic floor with cupboard under, radiator.

Master Bedroom

6.26 x 4.45 (20'6" x 14'7")

Formerly two bedrooms converted into one and having three picture windows to give outstanding sea and mountain views. Built in wardrobes to one side and a further walk in wardrobes to the other to give excellent hanging space and opening onto a dressing area. Two radiators, tv and telephone connections.

Bedroom 2

4.57 x 3.76 (15'0" x 12'4")

A spacious double room with fitted wardrobes to one wall with integral pine storage drawers. Rear aspect window giving a fine outlook towards the Castle. Radiator.

Shower Room

3.13 x 2.28 (10'3" x 7'6")

With a recent suite comprising of a large 'double' shower cubicle with glazed surround, thermostatic shower control and a feature colourful tiled surround. Wash hand basin under a rear aspect window looking towards the Castle and with tiled splashback, wc. Timber panelled ceiling, half panelled walls with dado rail and laminate floor covering. Radiator.

Attic Floor

Large Landing/Study

4.33 x 3.13 (14'2" x 10'3")

Previously used as a study with high vaulted ceiling velux window, radiator.



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Inner Hall

With a gallery style Store Room off (above the staircase) with hanging rail.

Bedroom 3/Sitting Room

10.42 x 2.92 (34'2" x 9'7")

Being formerly two rooms and with velux windows to both front and rear.

Vaulted ceiling with exposed roof purlins, excellent 'full height' built in book shelves, and additional eaves storage. Two radiator, picture rail.

Shower Room 2

2.83 x 2.02 (9'3" x 6'8")

Mira thermostatic shower control and glazed access door. Wash hand basin, wc, radiator and laminate floor covering. This room also serves as a utility area with space and plumbing for a washing machine and space for a dryer.

Plus an oval shower enclosure with tiled surround (1.52 x 1.26).

Outside

Whilst Victoria Terrace is best known for its front facade overlooking the towns green, Menai Strait and mountains, to the rear is a private communal lawned garden area for the use of all residents, This gives access to a good sized Store Shed, together with access to a single Garage with an up and over door.

Services

All mains services. Gas central heating

system.

Tenure

Leasehold 999 years from 1983. All owners have a share in the Freehold via the management company. Annual charges of £1200 per annum to include the ground rent and building insurance.

Energy Performance Rating

Exempt as the property is Grade I listed.

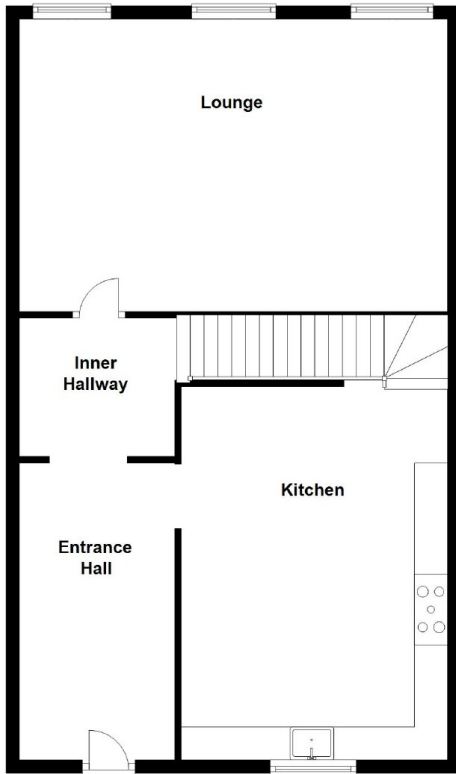
Council Tax Band

Band E

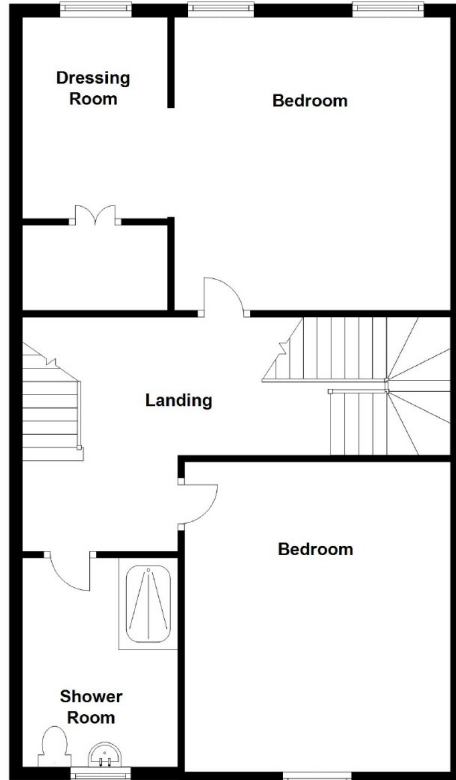


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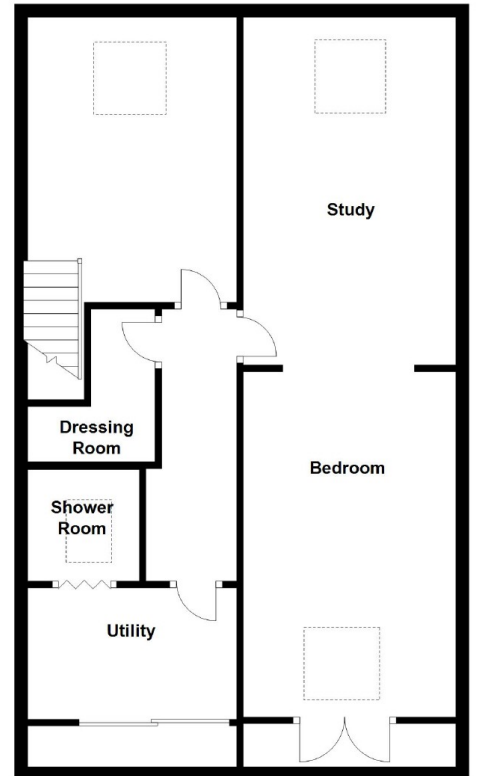
First Floor



Second Floor



Third Floor



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