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**81 Cae Mair, Beaumaris, LL58 8YQ**  
**£485,000**

A spacious 1980's detached four bedroom bungalow, on this highly sought after residential estate, and enjoying panoramic sea and mountain views over the town, from the Great Orme to the east, southwards over the Menai Strait towards the Carneddau mountain ranges. The bungalow offers comfortable family accommodation with level access and grounds, and a spacious attached garage with remote roller door. The accommodation provides for a hall with cloak room/WC, lounge with superb views, separate dining room, kitchen and utility room. There are four bedrooms, one en suite and a family bathroom. The property has double glazed windows and doors and pvc fascia boards and a gas central heating system. Early viewing recommended - To be sold with No Onward Chain.



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.

# 81 Cae Mair, Beaumaris, LL58 8YQ

## Entrance Vestibule

Open Vestibule with timber framed double glazed door glazed entrance door and side panel, quarry tiled flooring and overhead light.

## Entrance Hallway

Giving access to all principal rooms with radiator, access hatch to the roof space with pull down ladder and coving to ceiling with two pendant lights. In addition, there is a airing cupboard with timber slatted shelving and lagged hot water cylinder.

## Cloakroom/WC

1.56 x 1.04 + Door Recess (5'1" x 3'5" +Door Recess)  
Original suite comprising: WC and wall mounted wash hand basin and tiled splash backs. Radiator, double glazed window and pendant light to ceiling.

## Lounge

5.82 x 3.69 (19'1" x 12'1")  
With large PVC double glazed feature corner window framing the panoramic sea and mountain views with southerly aspect allowing a good amount of natural daylight. Separate UPVC double glazed window, also framing the views. Decorative fire surround housing gas fire with slate hearth. Two double radiators, tv connection and coving to ceiling with two pendant lights.

## Dining Room

3.65 x 3.11 (12'0" x 10'2")  
PVC double glazed patio door to side elevation, allowing access to the side patio area with views towards to the sea and mountains beyond. Radiator and coving to ceiling with pendant light. Door to:

## Kitchen

3.58 x 2.42 (11'9" x 7'11")  
Range of wall and base storage units with work surfaces and tiled splash backs. Inset single drainer sink unit with mixer tap. Recess for fridge freezer and Tricity Bendix electric cooker with extractor over. Vinyl tile effect floor covering, radiator and light to ceiling. PVC double glazed window and exit door to side elevation, also opening to the side patio area. Door to:

## Utility Room

2.42 x 1.58 (7'11" x 5'2")  
Wall storage unit and plumbing for washing machine. Double Glazed window, radiator and vinyl tile effect floor covering.

## Attached Garage

5.41 x 4.74 (17'9" x 15'7")  
With up and over remote roller door, power/light, shelving and wall mounted 'Worcester' gas central heating boiler. Gas meter, electric meter and water tap. Rear window and exit door.

## Inner Hallway

Access hatch to roof space with pull down ladder and pendant light.

## Primary Bedroom

4.03 x 3.19 (13'3" x 10'6")  
With double glazed rear aspect window enjoying a sunny south easterly outlook and framing the views of Beaumaris over the Menai Straits towards Llandudno and the Great Orme and the majestic Carneddau ranges. Coving to ceiling with pendant light.

Radiator. Fitted wardrobes, dressing table, over bed storage and bed side cabinet. Door to:

## En-Suite

1.82 x 1.72 (6'0" x 5'8")  
A three piece suite comprising: WC, pedestal wash hand basin with mixer tap and corner shower cubicle with Aqualisa thermostatically controlled shower unit. Tiled walls, radiator and PVC double glazed window.

## Bedroom 2

3.67 x 2.59 (12'0" x 8'6")  
Front aspect PVC double glazed window, radiator and coving to ceiling with pendant light.

## Bedroom 3

3.62 x 2.61 (11'11" x 8'7")  
Front elevation PVC double glazed window overlooking driveway and garden area, radiator and coving to ceiling with pendant light.

## Bedroom 4

3.18 x 3.07 (10'5" x 10'1")  
Double glazed window framing views over the rear garden, sea and mountains beyond. Radiator, coving to ceiling with pendant light.

## Bathroom

2.098 x 1.701 (6'11" x 5'7")  
Three piece original suite comprising: Bath with mixer tap, pedestal wash hand basin with mixer tap and WC. Tiled splash backs, radiator, extractor, and PVC double glazed window to side elevation.

## External

Comprising lawned gardens, mature hedgerows, shrubs and large patio areas to rear and side, enjoying the stunning views. Tarmacadam driveway gives off road parking for several cars and leads to an attached Double Garage with remote roller door.

## Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

## Services

All mains services connected.

## Energy Performance Rating

TBC.



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## Ground Floor

Approx. 131.5 sq. metres (1415.7 sq. feet)



Total area: approx. 131.5 sq. metres (1415.7 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

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