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Cil Morfa, 9 Cae Mair, Beaumaris, LL58 8YN

£450,000

Situated on the favoured lower road, 'Cil Morfa' enjoys panoramic southerly views to the front over the Menai Strait towards the Snowdonia mountain ranges.

The accommodation comprises: Entrance hall, lounge with feature corner window that frames the views, modern breakfast kitchen, conservatory, utility room oof the garage, dining room, Jack & Gill shower room/WC, two double bedrooms with en-suite facilities and bedroom 3/Study. The property benefits from Solar Panels, modern gas central heating system and double glazing. Externally the property briefly comprises: Resin driveway/pathways with level parking area next to the attached garage with remote roller door and lawned gardens to the front and rear with seating areas to take in the stunning views, along with a feature pond, greenhouse and timber summer house.

Early viewing advised - Competitively priced 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.

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Entrance

Hall

3.07 x 1.75 (10'1" x 5'9")

Lounge

5.32 x 3.80 (17'5" x 12'6")

Dining Room

5.58 x 2.74 (18'4" x 9'0")

Breakfast Kitchen

3.81 x 3.12 (12'6" x 10'3")

Conservatory

4.79 x 3.96 (15'9" x 13'0")

Attached Garage

5.79 x 2.84 (19'0" x 9'4")

Utility Room

2.15 x 2.05 (7'1" x 6'9")

Inner Hall

Shower Room/WC

2.21 x 1.97 (7'3" x 6'6")

Bedroom 3/Study

2.72 x 1.73 (8'11" x 5'8")

Bedroom 1

4.25 x 3.04 (13'11" x 10'0")

En-Suite WC

1.92 x 1.40 (6'4" x 4'7")

Bedroom 2

3.17 x 2.88 (10'5" x 9'5")

En-suite Bathroom/WC

2.16 x 1.75 (7'1" x 5'9")

Outside

Resin brick edge driveway and pathways leading to the entrance and garage with remote roller door and level parking area to the side. Lawned front and rear terraced gardens with seating areas to take in the stunning sea and mountain views. Also including a feature pond, greenhouse and timber summer house.

Tenure

Understood to be Freehold and this will be confirmed by the Vendor's conveyancer.

Energy Performance Rating

Ban B.

Council Tax

Band F.

Services

All mains services connected.



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Ground Floor

Approx. 137.0 sq. metres (1474.9 sq. feet)



Total area: approx. 137.0 sq. metres (1474.9 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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