



## 6 Pier House

Sea Front, Beaumaris, LL58 8BS

£395,000



A beautiful three bedroom apartment situated on the second floor of this prominent building on Beaumaris sea front, situated almost directly opposite the Pier and enjoying far reaching views over the Menai Strait towards the Snowdonia mountains. Upgraded and modernised to an excellent standard, the 3 bedroom accommodation has two en suites provided while both the living room and kitchen/dining room enjoy exceptional sea and mountain views. Having gas central heating and double glazed windows the apartment is well worthy of viewing and sold with no onward chain.



### Communal Hall

With fire alarm and emergency lighting.

### Private Hallway

Having split level stairs with access to the front living accommodation and rear bedrooms. Radiator, entry phone system.

### Living Room 11'5" x 11'2" (3.49 x 3.41)

Having a front aspect window to give panoramic sea and mountain views over the nearby Pier. Radiator, tv point.

### Kitchen/Dining Room 11'5" x 11'2" (3.49 x 3.41)

Again enjoying glorious sea and mountain views and having a good range of base and wall units in a laminated timber finish with contrasting worktop surfaces and tiled surround. Integrated ceramic hob with extractor over and oven under. Other integrated appliances include a fridge, separate freezer, dishwasher and washing machine. 1.5 bowl stainless steel sink unit, timber flooring, radiator, ceiling downlighters. Space for a dining table.

### Bedroom 1 13'1" x 12'2" (4.00 x 3.70)

Having a wide 5 door range of fitted wardrobes, radiator, telephone/Internet connection.

### En Suite Shower Room 13'0" x 3'5" (3.96 x 1.04)

Having fully tiled walls and a suite in white comprising of a good sized shower cubicle with Mira thermostatic shower control and glazed doors. Wash basin in a vanity unit and with mirror/light over and adjacent shaver point. WC, towel radiator

### Upper Landing

Having a spacious store cupboard housing a Worcester gas fired central heating boiler. Radiator.

### Bedroom 2 13'0" x 12'7" (3.95 x 3.84)

A naturally light room with two side aspect windows and double glazed door onto the fire escape. Spacious 5 door range of fitted wardrobes, radiator and tv point.

### En Suite Bathroom 10'4" x 6'4" (3.16 x 1.93)

Having a modern suite in white comprising of a timber panelled bath with mixer shower attachment and glazed shower screen. Wash basin with mirror light over and adjacent shaver point, WC. Towel radiator, fully tiled walls.

### Bedroom 3 12'9" x 5'8" (3.89 x 1.73)

With radiator.

### Tenure

Leasehold (150 year lease from 2005) with vacant possession. Ground rent £100.00 pa. Management fees that include building insurance, redecoration of exterior (4 yearly), cleaning, lighting and re decoration of communal areas, maintenance of fire and smoke alarms systems plus digital television aerial £

### Services

All mains services connected. Gas central heating.

### Council Tax

Band C.

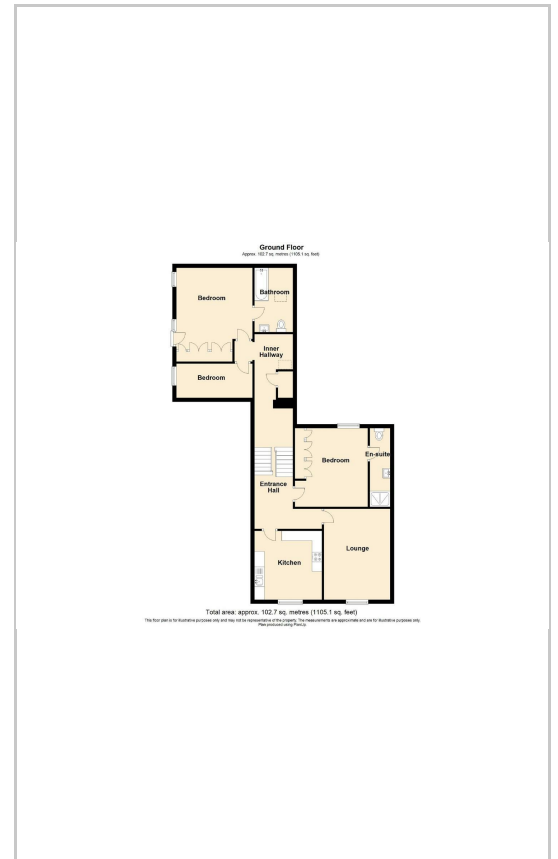
### Energy Efficiency

Band D.

### Area Map



### Floor Plans



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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