



## 16A Cae Mair

, Beaumaris, LL58 8YN

£249,950



A charming semi detached two bedroom split level bungalow, situated on the favoured lower road of this sought after estate, within easy walking distance of the sea front and Beaumaris' historic town centre. The property has been upgraded with modern kitchen and bathroom fittings, a recovered roof, and being double glazed with oil central heating. A feature are the well tended gardens, enjoying a peaceful and private outlook to the rear backing onto woodland, together with a long drive to give ample off road parking.

Ideally suited for retirement in this popular location close to the sea.

Don't miss the opportunity to make this lovely property your new home sweet home in Beaumaris.





Vestibule Porch

Having a double glazed entrance door and side panel, quarry tiled floor.

Entrance Hall

Having 6 steps up to the bedroom accommodation, spacious store cupboard, radiator and telephone connection.

Living/Dining Room 16'7" x 11'6" (5.08 x 3.52)

Having a wide double glazed patio door giving a peaceful aspect over the private rear garden and giving good natural daylight. Cupboard, radiator, tv connection.

Kitchen/Breakfast Room 11'2" x 9'1" (3.42 x 2.78)

Having been upgraded with a modern range of base and wall units in a white gloss finish with contrasting dark worktop surfaces and tiled surround. Integrated fridge, 1.5 bowl stainless steel sink unit under a rear aspect window, electric cooker point, and Worcester oil fired central heating boiler. Ample space for a dining table with radiator.

Bedroom 1 13'0" x 11'10" (3.97 x 3.62)

A good sized double room with front aspect window with radiator under.

Bedroom 2 10'11" x 9'7" (3.33 x 2.93)

Another double bedroom with side aspect window with radiator under.

Bathroom 7'6" x 5'6" (2.30 x 1.70)

Recently upgraded with a suite in white comprising of a panelled bath with Mira electric shower over, glazed shower screen and tiled surround. Wash basin with cabinet over, WC, radiator.

Outside

A feature of the bungalow is the good sized plot and peaceful rear garden.

A sloping drive gives off road parking for 3 cars lengthwise. Well tended front garden with a wealth of colourful plants shrubs and flowers with a central lawn. Peaceful rear garden enjoying a good amount of privacy with a large paved patio area as well as a further well planted area with shrubs, bushes and rose garden

Services

Mains water, drainage and electricity.  
Oil fired central heating system.  
Security alarm system fitted.

Tenure

The bungalow is understood to be freehold and this will be confirmed by the Vendor's conveyancer.

Energy Performance

Band D

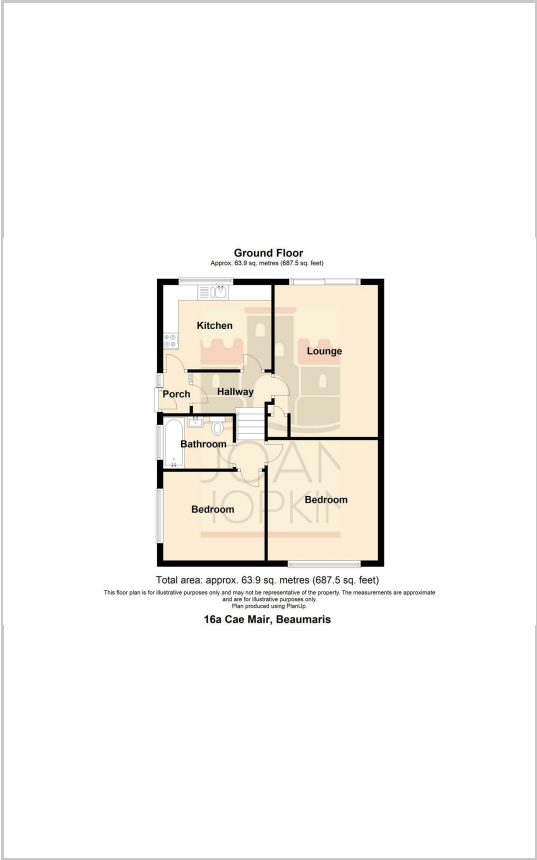
Council Tax

Band D

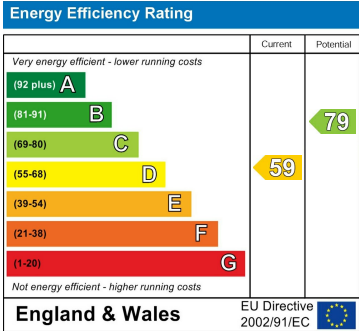
Area Map



Floor Plans



Energy Efficiency Graph



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