



72 Cae Mair

, Beaumaris, LL58 8YQ

£635,000



UNDER OFFER

A fine detached four bedroom bungalow enjoying a favoured position on the "middle road" of this sought after estate to enjoy truly panoramic sea and mountain views from Puffin island to the Great Orme all under the backdrop of the Carneddau mountain range. Situated in a quiet position at the end of a cul de sac with no passing traffic, the larger than average plot is generally level with ample parking and large attached garage. Having been extended by means of a conservatory to the front from where there are near 180 degree sea and mountain views., the position must be viewed to be appreciated.

Accommodation provides a hallway with Cloak room off, 20 foot lounge with opening to a dining room which itself opens onto the conservatory extension. Four bedrooms, one ensuite and family bathroom. Gas central heating, double glazing, gardens and patios to front, side and rear.



Entrance Hall

Having a double glazed entrance door and side window. Radiator

Cloak Room

With WC and wash basin. Fully tiled walls, timber flooring.

Lounge 20'7" x 12'11" (6.28 x 3.96)

Having a feature corner window to frame the panoramic sea views from Puffin Island towards the Great Orme and the Carneddau mountain ranges. Light stone fireplace surround with slate hearth and extended TV shelf, and fitted gas fire. Coved ceiling with two ceiling lights, tv connection, two radiators. Double opening glazed doors to:-

Dining/Conservatory 19'8" x 9'5" (6.00 x 2.88)

Incorporating the original dining room which has a full opening to a Conservatory addition which gives a near "180" degree view of the Menai Strait and Snowdonia mountains. Presently used as both a dining room and sitting room it has a light oak floor, radiator.

Kitchen/Breakfast Room 18'7" x 9'4" (5.67 x 2.87)

Having an extensive range of base and wall units in a light timber finish with contrasting worktop surfaces and tiled surround. The units include glazed display wall cupboard, open cupboard and wine rack as well as under pelmet lighting. Integrated gas hob with concealed extractor over and double oven under. Space for a dishwasher and fridge/freezer and Franke 1.5 bowl stainless steel sink unit under a side aspect window. Ample room for a breakfast table with radiator.

Main Bedroom 1 14'9" x 10'11" (4.52 x 3.33)

having a spacious corner window to give delightful sea and mountain views. Radiator.

En-Suite Shower Room 10'11" x 5'6" (3.33 x 1.68)

With fully tiled walls and a walk in shower enclosure with electric shower control. Wash basin, WC shaver point and radiator. Internal door to the garage.

Bedroom 2 13'11" x 10'9" (4.25 x 3.28)

Having an extensive range of fitted bedroom furniture to two walls in a light timber finish. To one wall is a full length range of fitted wardrobes with a central dressing table with large wall mirror over and integral lighting. To the other wall are matching drawers and headboard. Side aspect window with radiator under.

Bedroom 3 10'11" x 9'4" (3.33 x 2.87)

With side aspect window with radiator under.

Bedroom 4/ Study 9'1" x 7'7" (2.79 x 2.33)

Presently used as a Study with front aspect window giving fine sea and mountain views.

Bathroom 7'10" x 7'7" (2.40 x 2.33)

Having been refitted with a white suite and having fully tiled walls and floor. Corner bath with shelves and electric shower over with shower screen. Vanity unit with cupboards under and wash hand basin with large wall mirror over with lighting. WC pvc panelled ceiling with down lights, towel radiator.

Outside

Situated at the far end of the cul de sac with no passing traffic, the plot is much larger than average being generally level, and approached via a drive which leads to an adjoining garage. The drive gives ample off road parking and turning space with further paved parking to the side of the garden. The main gardens are found to the front and side being part lawn, and with a spacious flower and shrubbery area with steps down to a public footpath which gives foot access to the town. Adjacent to the main entrance is a paved patio which gives outstanding sea and mountain views. To the rear of the bungalow is a spacious paved patio area which enjoys good privacy from mature boundary hedging.

Garage 21'7" x 15'8" (6.60 x 4.78)

Having a motorised front roller door and pvc double glazed rear access door. A long worktop to the rear wall gives an utility area with space for a washing machine and dryer. In addition there are storage cupboards and a wall shelf. Gas combi central heating boiler, power points and light.

Services

All mains services connected.

Gas central heating system.

Pvc double glazed windows, doors and pvc fascia boards.

Security alarm fitted.

Tenure

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

Energy Efficiency

Band D

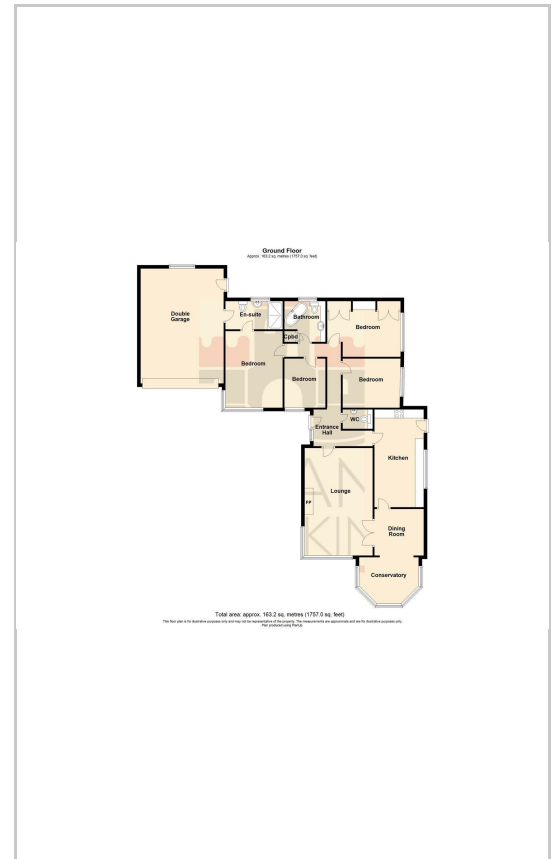
Council Tax

Band G

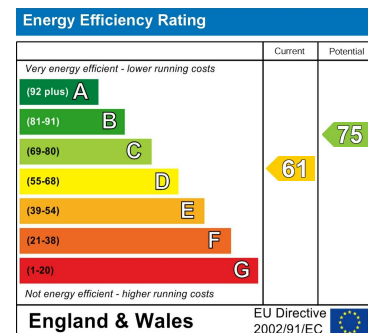
Area Map



Floor Plans



Energy Efficiency Graph



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Tudor Rose, 32 Castle Street, Beaumaris, Sir Ynys Mon, LL58 8AP

Tel: 01248 810847 Email: enquiries@joan-hopkin.co.uk https://www.joan-hopkin.co.uk