



## 4 Cadnant Court, Beaumaris, LL58 8AL

**£190,000**

A spacious and well appointed purpose built three bedroom maisonette, centrally located within this popular town and a stone's throw for the local shops and sea front. This first and second floor apartment benefits from PVC double glazed sash style windows, gas central heating and its own garage and parking space. The accommodation briefly comprises: Entrance hall, Kitchen Diner, Lounge, Bathroom/Shower/WC and three bedrooms (one double & two single bedrooms). Cadnant Court is an established and well run small development of nine purpose built flats, where opportunities to purchase seldom arise. No Onward Chain - Viewing Recommended to fully appreciate the location and accommodation.

### Ground Floor Entrance

Communal Entrance Hall - With Glazed timber entrance door allowing access to three flats. Stairs leading to the flat entrance.

### Entrance Hall



With turned staircase to the second floor with good store cupboard under. Entry phone, Worcester digital wall thermostat, telephone point, pendant light and radiator.

### Lounge 13'3" x 10'4" (4.043 x 3.170)



Lounge with two PVC double glazed sash style windows to front elevation. Radiator, built-in cupboard, telephone point and coving to ceiling with two pendant lights.

### Kitchen Diner 13'3" x 10'4" (4.047 x 3.155)



Wall and base storage units with work top over. Inset stainless steel sink unit with mixer tap. Built-in 'Logik' electric oven and 'Bosch' ceramic hob with extractor over. Integrated fridge and freezer. Space and plumbing for washing machine. Two PVC double glazed sash windows to rear elevation. Radiator, tiled flooring, carbon monoxide alarm and two fluorescent strip lights to ceiling. Wall mounted 'Worcester Greenstar 30Si' gas combi boiler.

### Second Floor Landing

With PVC double glazed sash window to side elevation, framing views of the castle and allowing natural light to the stairs and landing area. Two pendant lights.

### Bedroom 1 13'3" x 10'5" (4.049 x 3.184)



Two Velux windows to rear elevation capturing partial views of the castle, sea and mountain views. Radiator and two pendant lights.

**Bedroom 2 10'5" x 7'6" (3.176 x 2.295)**



Velux window to front elevation. Radiator and pendant light.

**Bedroom 3 8'11" x 6'11" (2.732 x 2.129)**



Velux window to front elevation. Radiator and pendant light.

**Bathroom/Shower Room/WC 9'2" x 5'5" (2.807 x 1.658)**



Modern suite in white comprising: Button flush WC,

pedestal wash hand basin, bath and shower cubicle with 'Mira' electric shower. Vinyl floor covering, radiator, tiled splash back and ceiling light.

**Services**

All mains services connected. Gas central heating - Worcester Greenstar 30Si gas combi boiler.

**Outside**



To the rear of the development is a spacious and secure communal tarmacadam courtyard, giving ample parking for guests as well as access to a single Garage within the ownership of this apartment with up and over door. Secure refuse bin area and outside tap.

**Tenure - Leashold**

The apartment holds a 999 year lease from 12th August 1983. The apartment owner also holds a share in the freehold via Cadnant Court (Beaumaris) Ltd. There are a total of 9 shares. The current annual charges are understood to be £800 per annum (TBC by the management Company).

**Council Tax**

Anglesey Council Band D.

**Energy Performance Rating**

Band C.

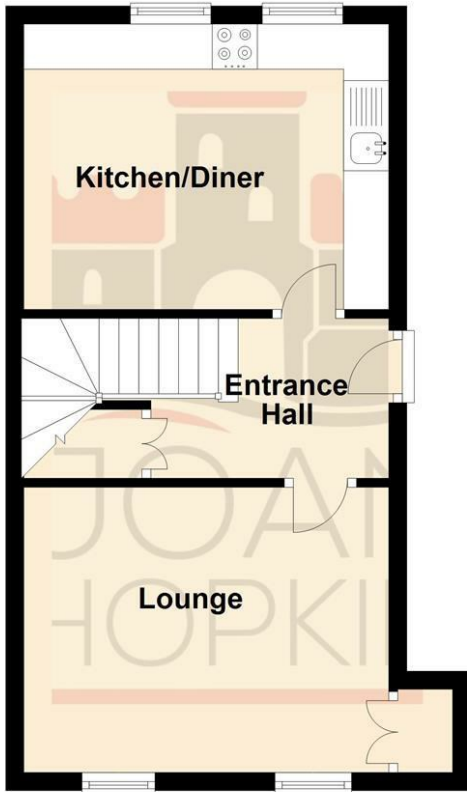
**Agents Note**

Commercial holiday letting is not allowed at Cadnant Court.

# Floor Plan

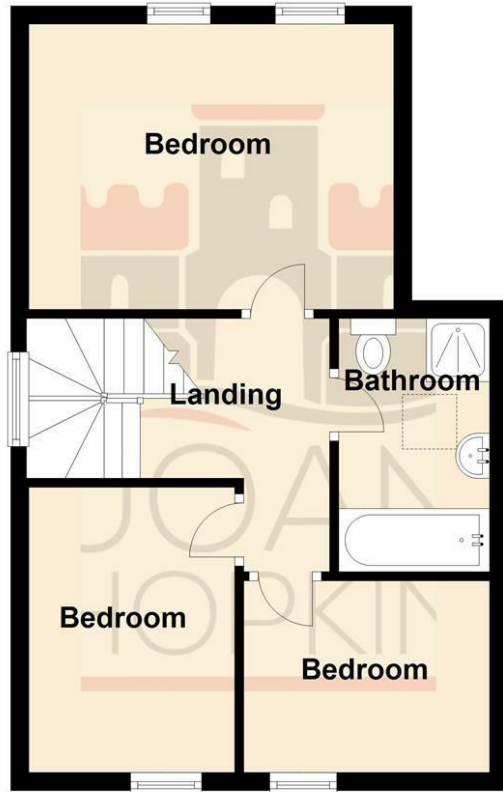
## First Floor

Approx. 34.1 sq. metres (367.6 sq. feet)



## Top Floor

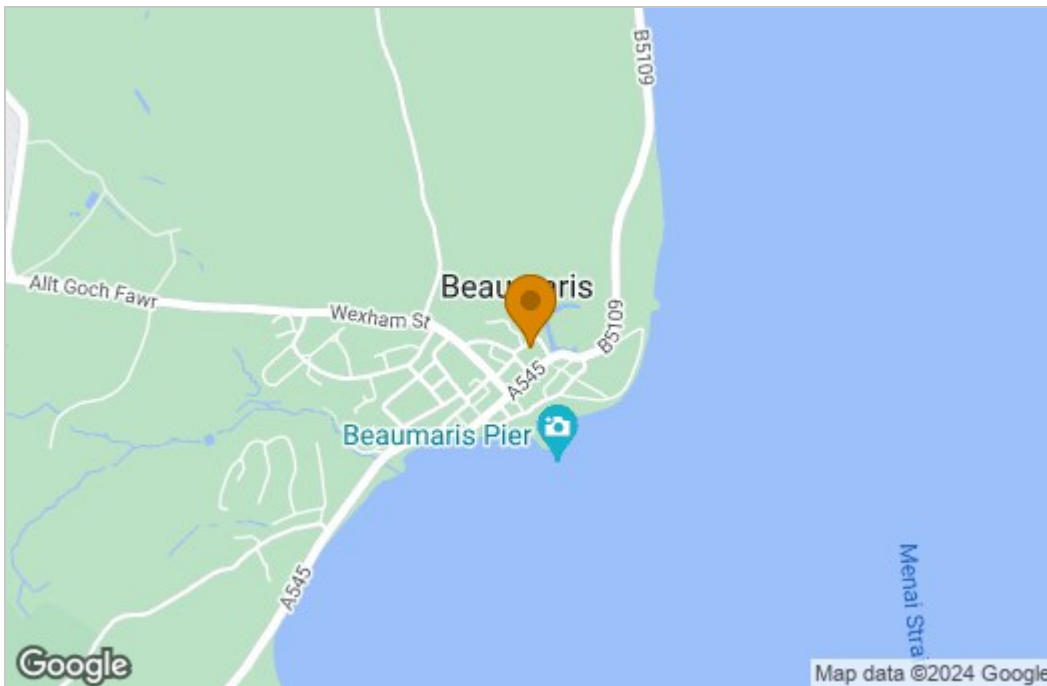
Approx. 38.8 sq. metres (418.0 sq. feet)



Total area: approx. 73.0 sq. metres (785.5 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.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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