



1 The Pines

Penmon, Beaumaris, LL58 8RN

£139,950



A well positioned detached chalet bungalow on an established Park Home development, on the banks of the Menai Strait, being a 5 minute walk to the coastal path. Having two bedrooms, garden and off road parking, the property is ideally suited for retirement in this popular coastal location being about 3 miles to the popular and historic tourist town of Beaumaris.



Hallway

Having a double glazed entrance door, cloak cupboard and separate airing cupboard with cylinder, storage heater, hatch to the roof space.

Living Room 13'6" x 11'8" (4.13 x 3.56)

Having a timber surround fireplace with coal effect propane gas fire on a tiled hearth. Dual aspect windows and french style double glazed doors to the rear garden. Storage heater and tv connection.

Kitchen 11'7" x 10'3" (3.55 x 3.13)

Having a range of base and wall units in a dark timber finish with worktop surfaces and a 1.5 bowl stainless steel sink unit under a side aspect window. Integrated Zanussi eye level oven and gas hob with concealed extractor over. Space for a washing machine, under counter fridge and freezer. Display shelving, tiled floor, electric panel heater, telephone point. Double glazed outside door.

Bedroom 1 9'8" x 7'9" (2.97 x 2.37)

Having full length fitted wardrobes to one wall and matching cupboards to the other. TV connection, wall mounted electric heater.

Bedroom 2/Study 7'8" x 6'4" (2.35 x 1.95)

With a fitted wardrobe, wall shelving, storage heater.

Shower Room 6'3" x 5'5" (1.93 x 1.66)

Having fully tiled walls, corner shower enclosure with glazed door and Mira electric shower control. Wash basin in a vanity cupboard with large mirror over. WC electric towel radiator and wall mounted fan heater.

Outside

Small graveled area to the front and access to both sides to a good sized and low maintenance paved garden area to the rear. Timber garden shed with power and light, and further Summer House with a timber decked area. Spacious area to the side to give off road parking for 2 cars.

Services

Mains water, drainage and electricity. Propane gas. Electric heating.

Council Tax

Band C

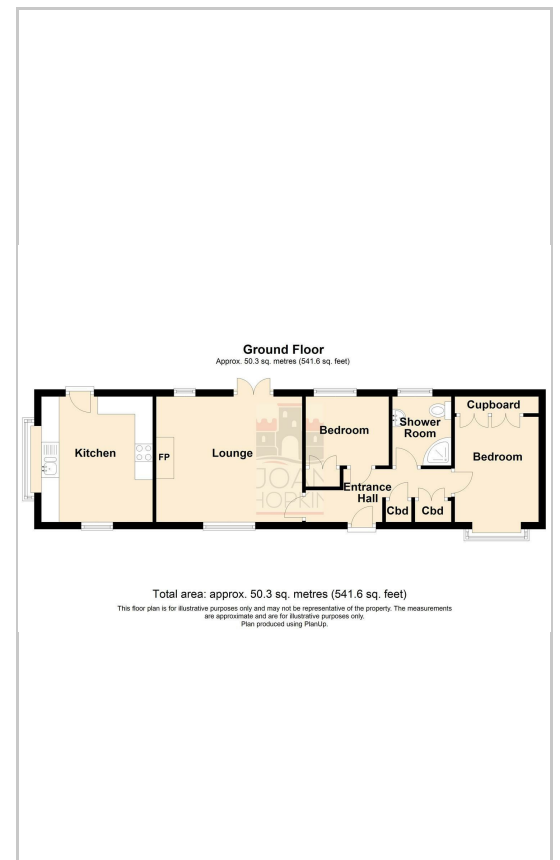
Tenure

Standard Park Home license to perpetuity regulated by the Mobile Homes Act 1983. Annual charges of £1560 (2023/24) regulated by CPI. Occupants must be aged 50 years or over. No letting of any form allowed and chalet must be principal residence of the owner.

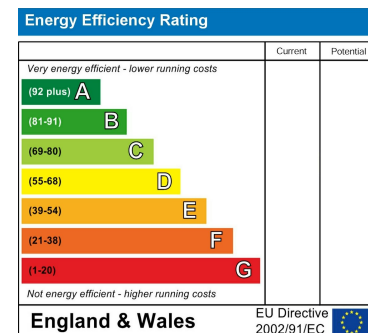
Area Map



Floor Plans



Energy Efficiency Graph



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