



## Cil Morfa 9 Cae Mair

, Beaumaris, LL58 8YN

£420,000



### UNDER OFFER

Situated on the favoured lower road, 'Cil Morfa' enjoys panoramic southerly views to the front over the Menai Strait towards the Snowdonia mountain ranges.

The accommodation comprises: Entrance hall, lounge with feature corner window that frames the views, modern breakfast kitchen, conservatory, utility room off the garage, dining room, Jack & Jill shower room/WC, two double bedrooms with en-suite facilities and bedroom 3/Study.

The property benefits from double glazing, Solar Panels and 2023 gas central heating boiler - Band B energy rating. Externally the property briefly comprises: Resin driveway/pathways with level parking area next to the attached garage with remote roller door and lawned gardens to the front and rear with seating areas to take in the stunning views, along with a feature pond and greenhouse.

Competitively priced - Early viewing advised.



### Entrance

Steps lead up to the covered entrance with PVC double glazed door opening to the hallway.

### Hall 10'1" x 5'9" (3.07 x 1.75)

Spacious hallway with built-in cloaks cupboard, radiator and coved ceiling with pendant light. Feature archway opening to the dining room, door to kitchen and door to:

### Lounge 17'5" x 12'6" (5.32 x 3.80)

Having a feature corner window framing the views towards the Menai Strait and mountains beyond. Slate fire surround with inset recess, slate mantel and hearth. Three radiators, telephone point, side window and timber panelled ceiling with pendant light.

### Breakfast Kitchen 12'6" x 10'3" (3.81 x 3.12)

Having high gloss fronted wall and base storage units with wood effect work surfaces and breakfast bar. Tiled splash backs, under unit lighting and inset 1.5 bowl single drainer sink unit with mixer tap. Indesit dishwasher, ceramic hob with stainless steel canopy over and double oven. Radiator. Vinyl tile effect floor covering. Glazed window and timber glazed door to conservatory.

### Conservatory 15'9" x 13'0" (4.79 x 3.96)

PVC double glazed with french doors opening to the rear garden and internal sliding doors to the dining room. Fan light to ceiling, radiator and glazed timber framed door to the attached garage.

### Attached Garage 19'0" x 9'4" (5.79 x 2.84)

Having remote roller door, power and light. Newly appointed gas combi boiler 2023 "i-mini C30". PVC double glazed door to:

### Utility Room/Rear Porch 7'1" x 6'9" (2.15 x 2.05)

PVC double glazed with windows and exit door to the side driveway. Having base storage units with work tops and inset single drainer sink with mixer tap. Plumbing for washing machine.

### Dining Room 18'4" x 9'0" (5.58 x 2.74)

Having door to inner hall, door to bedroom 3/study, sliding doors to the conservatory and rear exit PVC double glazed sliding doors opening to the rear garden area. Radiator, feature archway, coving and two pendant lights.

### Inner Hall

Access to built-in storage cupboard, bedrooms and shower room. Pendant light and access hatch to roof space.

### Shower Room/WC - Jack & Jill 7'3" x 6'6" (2.21 x 1.97)

A modern white suite comprising: Corner shower cubicle with thermostatically controlled shower unit and low maintenance white granite effect plastic panelled splash backs. Vanity wash hand basin with mixer tap and fitted button flush WC. Door to:

### Bedroom 3/Study 8'11" x 5'8" (2.72 x 1.73)

A single bedroom with rear window, fitted single wardrobe and pendant light. Door to Dining Room.

### Bedroom 1 13'11" x 10'0" (4.25 x 3.04)

Feature corner window framing the views. Fitted mirror fronted double wardrobe, two radiators and fan/light fitting to ceiling. Feature archway to:

### En-Suite WC 6'4" x 4'7" (1.92 x 1.40)

Vanity wash hand basin and WC. Radiator. Door to storage cupboard and fitted storage cupboard.

### Bedroom 2 10'5" x 9'5" (3.17 x 2.88)

A double bedroom with feature bay window, also with views of the sea and mountains. Radiator and fan light to ceiling. Archway opening to:

### En-suite Bathroom/WC 7'1" x 5'9" (2.16 x 1.75)

White three piece suite comprising: Corner bath with mixer tap and shower attachment. Button flush WC and vanity wash hand basin with mixer tap and tiled splash backs.

### Outside

Resin brick edge driveway and pathways leading to the entrance and garage with remote roller door and level parking area to the side. Lawned front and rear terraced gardens with seating areas to take in the stunning sea and mountain views. Also including a feature pond and greenhouse.

### Tenure

Understood to be Freehold and this will be confirmed by the Vendor's conveyancer.

### Energy Performance Rating

Band B.

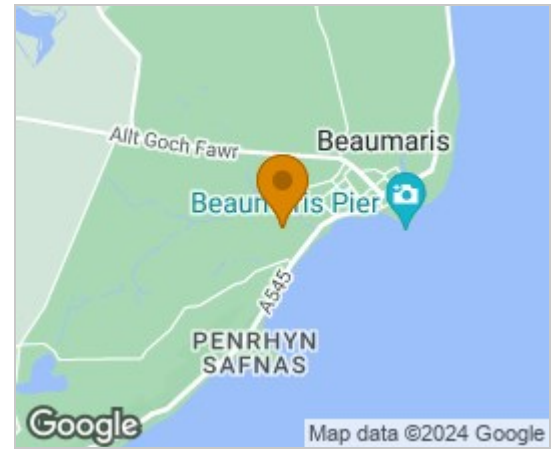
### Council Tax

Band F.

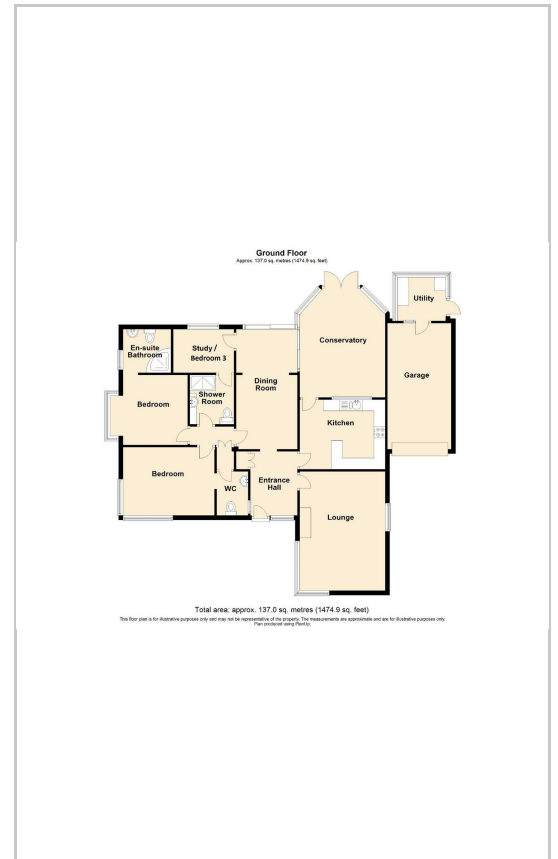
### Services

All mains services connected.

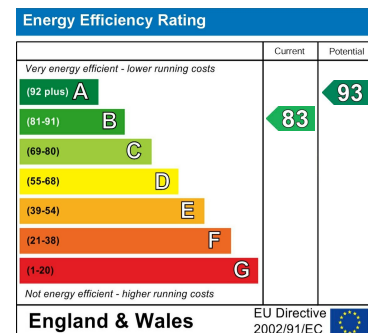
## Area Map



## Floor Plans



## Energy Efficiency Graph



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