



## **Llys Menai 44 Cae Mair, Beaumaris, LL58 8YN**

**£450,000**

**SALE AGREED**

A delightful three bedroom detached bungalow, conveniently situated on this sought after residential estate, enjoying panoramic south easterly views to the rear over the Menai Strait and Snowdonia mountain ranges. Accommodation briefly comprising: Entrance hallway, separate WC, spacious lounge diner with sliding doors to the conservatory, breakfast kitchen, utility room, three double bedrooms and shower room/WC. The bungalow benefits from PVC double glazed windows, doors and a gas central heating system. Driveway parking to the front leading to the attached garage with remote up and over door and to the rear a block paved patio and lawned garden area, enjoying sea and mountain views. The property requires some upgrading and is being sold with no onward chain.

### Open Porch

Having a tiled floor, overhead light, double glazed front door with side windows.

### Entrance Hall

Giving access to the principal rooms with two radiators, airing cupboard with shelving, hatch to a part floored attic space with ladder and light.

### Cloak Room



Having a WC and wash basin, radiator. Coat hanging area.

### Lounge/Dining Room 18'4" x 13'0" (5.60 x 3.97)



With dual aspect windows giving fine sea and mountain views and double glazed patio door to the Conservatory. Inset corner fireplace with marble surround and gas connection. Coved ceiling with two pendant lights, radiator, tv connection.

### Conservatory 9'5" x 7'9" (2.89 x 2.38)

With a double glazed surround to three sides to give panoramic sea and mountain views, as well as overlooking the rear garden. Double glazed outside door to the adjoining patio.

### Kitchen/Breakfast Room 15'5" x 9'3" (4.71 x 2.82)



Having an extensive range of base and wall units in a light cream finish with contrasting worktop surfaces and matching tiled surround. Part of the worktop is lowered to give a small breakfast bar area. Integrated gas hob with concealed extractor over and eye level double oven. 1.5 bowl ceramic sink unit under a side aspect window with overhead lighting. Additional worktop area to the rear wall with shelving over and cupboards under. Pull out spice rack and glazed display wall units, radiator and telephone connection. Door to:

### Utility Room 14'9" x 5'11" (4.50 x 1.81)



With storage cupboards and worktops with space under for a washing machine and dryer. Belfast sink and radiator. Internal door to the garage and double glazed outside door.

**Bedroom 1 12'7" x 12'0" (3.86 x 3.66)**



Having a rear aspect window with radiator under and giving very fine sea and mountain views. Full length mirror fronted wardrobes to one wall with shelving and ample hanging space.

**Bedroom 2 12'11" x 11'6" (3.96 x 3.52)**



With rear aspect window with radiator under and again having fine sea and mountain views.

**Bedroom 3 11'7" x 9'10" (3.54 x 3.02)**



With front aspect window with radiator under, wall shelving.

**Garage 17'8" x 14'6" (5.392 x 4.426)**

With remote up and over door, power and light. Door to utility room. Wall mounted Worcester gas combi boiler.

**Outside**

A tarmac drive gives off road parking and access to the garage with remote up and over door. Block paved patio area to the rear with steps down to the lawned garden with access to the greenhouse.

**Tenure**

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

**Energy Rating**

Band D.

**Council Tax**

Band F.

**Services**

All mains services connected.  
Gas central heating system.

# Floor Plan

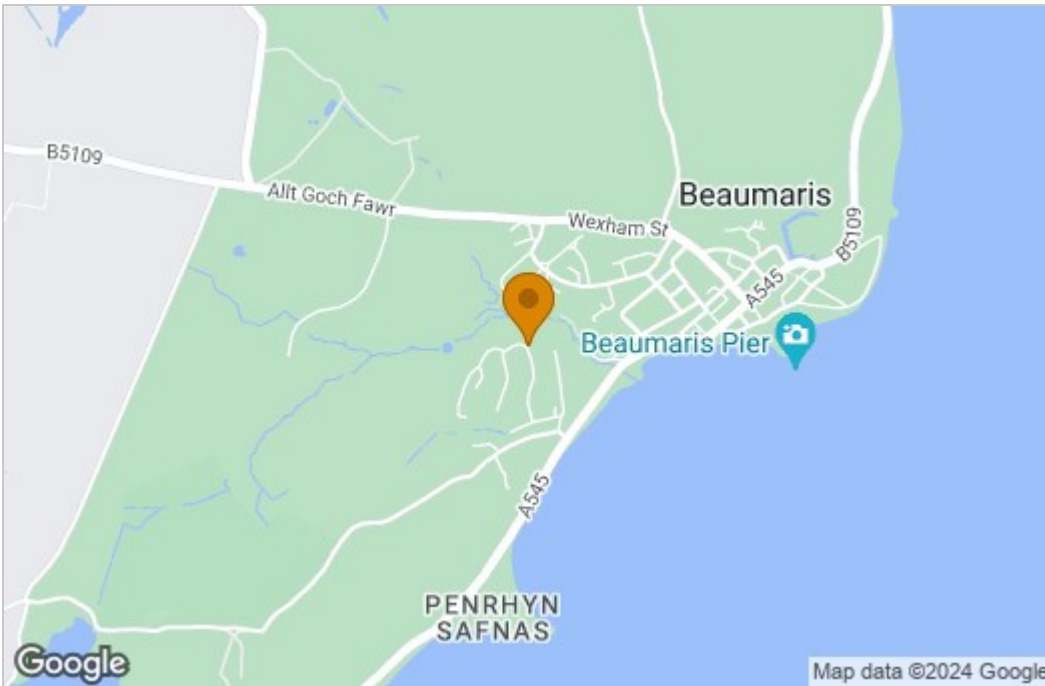
**Ground Floor**  
Approx. 142.7 sq. metres (1535.9 sq. feet)



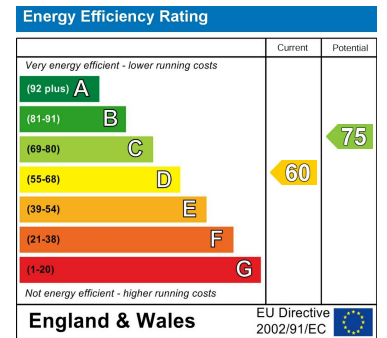
Total area: approx. 142.7 sq. metres (1535.9 sq. feet)

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



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