



Lynwood - 52 Cae Mair, Beaumaris, LL58 8YQ

£750,000

Welcome to this charming modern detached house located in the picturesque and sought after area of Cae Mair, Beaumaris, enjoying panoramic views over the Menai Strait towards the majestic Snowdonia mountain ranges. Lynwood boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family.

With four bedrooms and two bathrooms, there is ample space for everyone in the household to enjoy their own privacy and comfort. (If required the ground floor accommodation could be converted into a self contained flat).

This individually built home combines the charm of a traditional home with the convenience of modern amenities. The property exudes character and warmth, making it a welcoming place to call home.

In addition to the outstanding views, one of the standout features of this property are the spacious and private gardens particularly to the rear, extending down to a woodland. In addition it has ample off road parking for several cars as well as a garage.

Whether you're looking for a family home with plenty of room to grow, or a peaceful retreat away from the hustle and bustle of city life, this house on Cae Mair offers the perfect blend of comfort and convenience. Don't miss out on the opportunity to make this lovely property your own.

First Floor

Entrance Vestibule

PVC double glazed entrance door with side panel to vestibule area, having tiled flooring and timber panelled ceiling with ceiling light. Attractive decorative timber door opening to the wide L shaped hallway.

Hallway



A wide L shaped entrance hall having double doors opening to the lounge, built in cloaks cupboard and airing cupboard. Radiator, three wall light points, coving and three ceiling lights. Access hatch to partially floored roof space with pull down ladder and light.

Separate WC 8'3" x 3'6" (2.52 x 1.08)



White two piece suite comprising: Fitted button flush WC and vanity wash hand basin with mixer tap. Chrome towel radiator, tiled flooring, ceiling light and PVC double glazed frosted window.

Lounge 22'1" x 14'0" (6.74 x 4.27)



A spacious room with a higher than average ceiling height of 2.69 meters. Front and side elevation PVC double glazed windows framing the sea and mountain views. Chimney breast having inset living flame coal effect gas fire. Radiator. Three wall light points, coving and two ceiling lights. Feature archway opening and two steps lead up to the dining room.

Dining Room 12'9" x 9'1" (3.91 x 2.78)



PVC double glazed window to the rear elevation overlooking the rear private garden. Radiator, coving to ceiling and pendant light. Door to kitchen and PVC double glazed patio doors to the conservatory.

Conservatory 12'0" x 11'2" (3.67 x 3.42)



A superb additional room to sit and enjoy the panoramic sea and mountain views. PVC double glazed with bespoke fitted blinds and double doors opening to the balcony area. Laminated wood flooring, power points, radiator, wall light point and fan/light to ceiling.

Kitchen 14'0" x 9'3" (4.28 x 2.83)



Having a quality kitchen comprising cream fronted soft close wall and base storage units with granite effect work tops over and tiled splash backs. Integrated Bosch fridge, freezer and dishwasher. Built-in Bosch plate warmer, fan oven and microwave oven. Inset Bosch ceramic hob with Neff stainless steel canopy extractor over. Astracast 1 and 1/2 bowl sink unit with mixer tap. PVC double glazed window and rear exit door. Radiator, laminated tile effect flooring and six downlights to ceiling.

Wet Room/Bathroom/WC 9'4" x 6'10" + recess for door (2.86 x 2.09 + recess for door)



A fully tiled room having a dual sink vanity unit with mixer taps, corner bath with mixer tap and button flush WC. Level walk-in shower area having curved shower screen and thermostatically controlled dual mixer for overhead rainfall shower head and hand held shower hose attachment. Electric shaver point, two chrome towel radiators, large mirror and panelled ceiling with four inset downlights. PVC double glazed frosted window. Built-in storage cupboard with louvered doors.

Bedroom 2 12'4" x 11'3" (3.77 x 3.43)



PVC double glazed window to the front elevation framing views of the landscaped lawned garden and views beyond. Radiator. Coving and pendant light.

Bedroom 3 13'1" x 9'10" (4.01 x 3.02)



Having pleasant private rear garden aspect through PVC double glazed window. Radiator and coving to ceiling with pendant light.

Bedroom 4 9'6" x 9'3" (2.91 x 2.83)



PVC double glazed window to rear elevation overlooking the rear garden. Radiator and coving to ceiling with pendant light.

Ground Floor

Entrance Hall 14'8" x 6'5" (4.49 x 1.97)

Having tiled flooring, radiator, fitted cloaks cupboard, hardwood balustrade staircase to the first floor and coving to ceiling with pendant light.

Bedroom 1 18'5" x 17'11" (5.62 x 5.48)



A spacious and light ground floor main bedroom enjoying pleasant outlook and the convenience of an en-suite shower room/WC. Built-in storage cupboard, feature archway, radiator, coving to ceiling with light.

En-Suite Shower Room/WC



Dual sink vanity unit with mixer taps and large mirror. Button flush WC. Corner shower cubicle with thematically controlled dual mixer for overhead shower head and hand held shower hose attachment. Electric shaver point. Two chrome towel radiators. PVC double glazed frosted window. Two wall light points and three ceiling lights. Fully tiled walls and flooring.

Study 12'6" x 9'3" (3.82 x 2.84)



PVC double glazed window to the rear elevation framing pleasant private garden aspect. Radiator, coving to ceiling and door to:

Utility Room 10'6" x 9'3" (3.21 x 2.82)



Having fitted wall and base storage units, work tops and stainless steel sink unit with mixer tap. Space for washing machine. Tiled flooring. PVC double glazed window and rear exit door. Floor standing Worcester Greenstar 30CDi gas central heating boiler.

Garage 19'5" x 15'6" (5.93 x 4.73)

A spacious garage having electric remote roller door, rear window, side door, power and light.

External



Resin driveway to the lower level of the front garden providing off road parking for several vehicles and easy access to the garage with remote roller door and ground floor entrance. To the upper level of the landscaped lawned front garden are steps and level pathway from the road leading to the front entrance. The very spacious rear low maintenance landscaped garden area is considered private backing onto woodland, mainly terraced with several seating areas to relax and on occasion entertain family and guests.

Services

All mains services connected.

Tenure

Freehold with vacant possession upon completion. This will be confirmed by the Vendors' conveyancer.

Council Tax

Band G.

Energy Performance Rating

Band D.

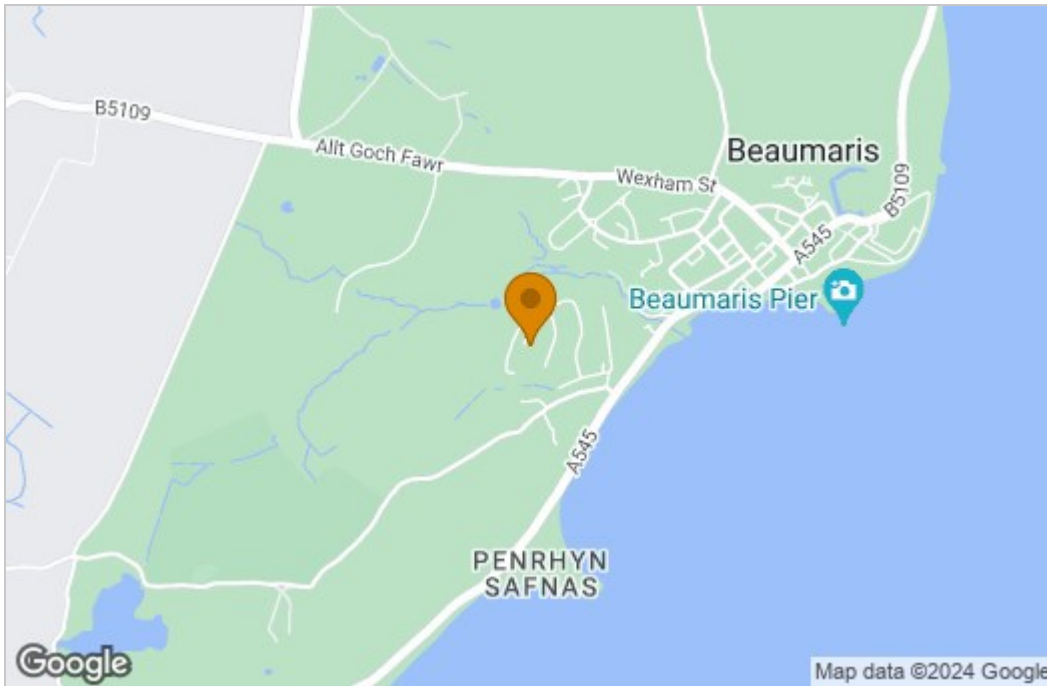
Floor Plan



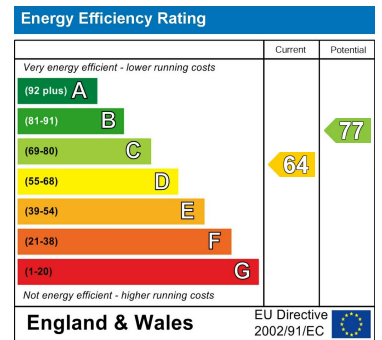
Total area: approx. 214.8 sq. metres (2312.1 sq. feet)
 This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.
 Plan produced using PlanUp.

52 Cae Mair, Beaumaris

Area Map



Energy Efficiency Graph



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