



96 Cae Mair, Beaumaris, LL58 8YQ

£575,000

SALE AGREED

A well appointed and modernised detached four bedroom bungalow, located on the upper level of this desirable estate enjoying panoramic southerly aspect to the front from Puffin Island, Llandudno, over the Menai Strait towards the Snowdonia mountains. Blue Cedars has been extensively upgraded over the years to include two fitted bathrooms and a central heating boiler. It has a bespoke fitted kitchen as well as other benefits such as PVC double glazed windows, doors and fascia boards, together with gardens to the front and rear. Tarmacadam driveway providing ample parking and a large garage. Internal viewing recommended and with no onward chain.

Entrance Hall

With PVC double glazed front door and side panel, spacious cloak cupboard, radiator, two wall lights and coving to ceiling. Five steps lead up to the inner hallway.

Lounge 20'5" x 12'6" (6.22 x 3.80)



Having a large front corner PVC double glazed picture window to frame the truly panoramic view from Puffin Island, to Llandudno and over the Menai Strait to the Carneddau mountain range. Feature tiled surround fireplace with tiled inlay and hearth and insert having flame gas fire, two radiators, tv and telephone connection, two wall lights and coving to ceiling. feature arched opening to:-

Dining Room 9'11" x 11'0" (3.02 x 3.35)



With large front aspect PVC double glazed window framing the panoramic sea and mountain views with radiator under. Coved ceiling with pendant light. Door to:

Breakfast Kitchen 16'0" x 9'11" (4.87 x 3.01)



Having an extensive range of bespoke base and wall kitchen units in a medium oak effect style finish with contrasting dark worktop surfaces and tiled surround. On one wall is a purpose made dresser type unity with a small breakfast bar. One and a half bowl stainless steel sink unit under a large side aspect window with fine sea views towards Llandudno. Integrated Neff electric hob with concealed extractor over, Neff eye level oven, recess and plumbing for a dishwasher, washing machine and fridge/freezer. Ceiling spot lights with under plinth lights. Access hatch to roof space. PVC double glazed door to the side garden.

Inner Landing

With five steps from the main hall. Wall light point and pendant light. Access hatch to roof space.

Main Bedroom 14'7" x 11'1" (4.45 x 3.39)



Having a wide corner PVC double glazed window to give very fine views of the Menai Strait and Snowdonia mountains beyond. Having fitted matching bed side cabinets, chest of drawers and bank of wardrobes with central access to the ensuite. Coved ceiling with pendant light and radiator.

Ensuite Shower Room/Bathroom/WC 10'5" x 5'7" (3.17 x 1.70)



Having a modern suite in white comprising of a 'double' shower cubicle with glazed surround and thermostatic shower unit. Contemporary wash hand basin within a vanity unit and large wall mirror over with shelving and lights. Panelled bath, button flush WC, large towel radiator. Fully tiled walls and PVC panelled ceiling with inset downlighters. PVC double glazed frosted window.

Bedroom 2 14'4" x 10'9" (4.36 x 3.27)



With a full length of fitted wardrobes to one wall with matching dressing table with mirror and shelves over. Rear aspect PVC double glazed window enjoying a private outlook over the rear garden and with radiator under. Tv aerial connection, wall light, coved ceiling with pendant light.

Bedroom 3 10'11" x 9'6" (3.32 x 2.89)



With fitted wardrobes to one wall, side aspect PVC double glazed window with partial sea views and with radiator under. Coving and pendant light.

Bedroom 4/Study 9'1" x 7'5" (2.78 x 2.26)



With fitted wardrobe to one wall, front aspect window enjoying fine sea and mountain views and with radiator under. Coving and pendant light.

Bathroom 7'10" x 7'1" (2.38 x 2.16)



Modern suite in white comprising of a panelled bath with hand held hair shower attachment. Cantilevered wash hand basin with cupboards and large mirror front cabinet over, button flush WC, tall towel radiator. Fully tiled walls and PVC panelled ceiling with inset downlighters.

Outside



A tarmac drive providing off road parking for three vehicles and leads to the adjoining Garage. To the front of the bungalow is an open lawned garden area with a paved patio adjacent to the front door giving sunny area having a southerly aspect, and access to either side with mature hedges leads to a private rear garden, being part laid to lawn with shrubs and bushes, together with a good sized paved patio area.

Adjoining Garage 18'6" x 16'5" (5.64 x 5.01)

With an electric up and over door, power, light and water connection. Worcester gas fired central heating boiler.

To the front of the bungalow is an open lawned garden area with a paved patio adjacent to the front door giving sunny area having a southerly aspect,

access to either side with mature hedges leads to a private rear garden, being part laid to lawn with shrubs and bushes, together with a good sized paved patio area.

Services

All mains services.
Gas central heating system.

Tenure

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

Energy Rating Performance

Band D

Council Tax Band

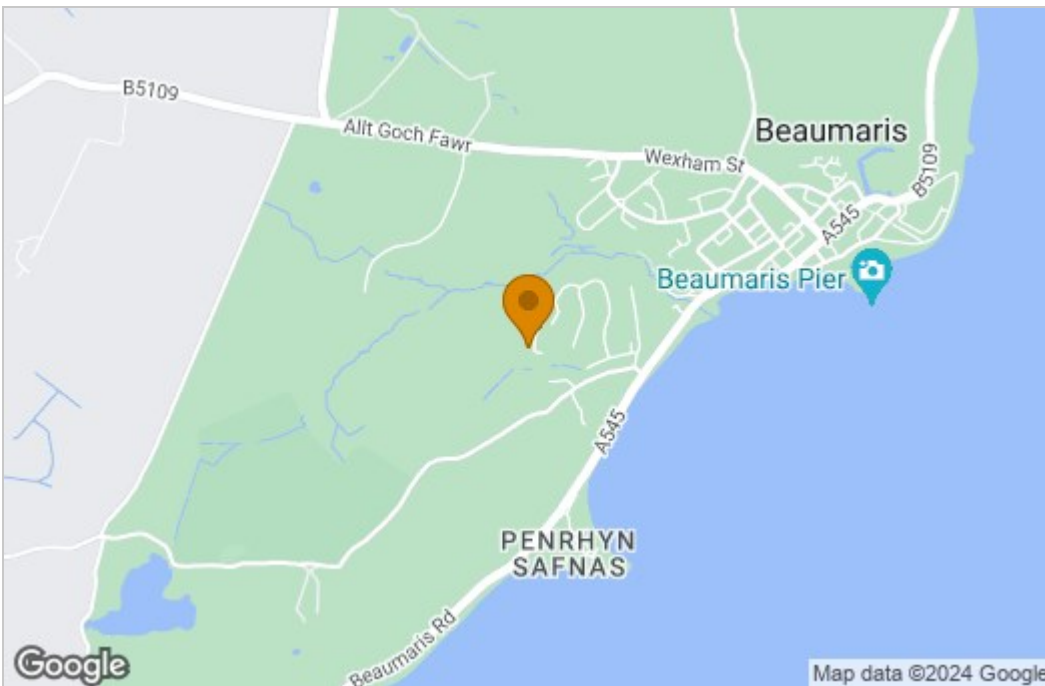
Band G

Floor Plan

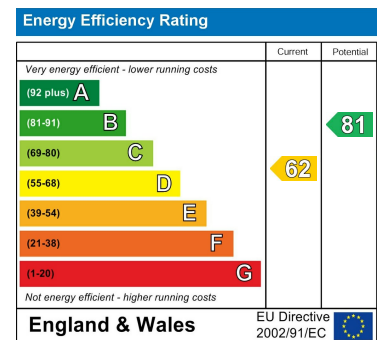


Total area: approx. 143.3 sq. metres (1542.9 sq. feet)

Area Map



Energy Efficiency Graph



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