



1 West End, Beaumaris, LL58 8BD

£795,000

SOLD SUBJECT TO CONTRACT

We are delighted to offer this immaculate 5 bedroom townhouse, enjoying one of the finest positions in town, enjoying unrivalled southerly views over the Menai Strait towards Gallows Point all under the background of the imposing Snowdonia mountain ranges. Having been upgraded and maintained to a high standard by the present owners, this outstanding residence has three reception rooms plus Study, a quality timber fitted kitchen with separate Utility and WC, two bathrooms and 5 double bedrooms. It has modern kitchen and bathroom facilities provides and is secondary and double glazed with gas central heating. An additional benefit is the garage to the side which has scope for conversion into a small annex subject to consents.

A perfect home in one of the best locations in town and viewing is highly recommended.

Vestibule

Having a hardwood front door with half moon glazing over, black and white tiled floor, ceiling cornice. Attractive lattice style glazed inner door to:-

Entrance Hallway

With an attractive stained timber floor, impressive large Victorian style radiator. Staircase to the first floor with store cupboard under.

Front Dining Room 14'1" x 13'4" (4.30 x 4.07)



An impressive room with high ceiling and original cornice and a feature secondary glazed front bay window giving outstanding views over the Menai Strait towards the imposing Snowdonia mountain ranges. Impressive slate surround inglenook fireplace recess with fitted gas Stove standing on a slate hearth. Victorian style radiator, polished timber flooring, double opening doors to the Snug giving an open plan feel when the doors are open.

Snug/Music Room 11'10" x 11'6" (3.62 x 3.51)



Again with a feature inglenook fireplace recess with slate surround and with a multifuel stove on a slate hearth, and with built in cupboards and shelving to the alcoves either side. Polished timber flooring, Victorian style radiator, high ceiling with cornice.

Kitchen 16'6" x 8'2" (5.03 x 2.50)



Having an excellent range of units in an off white painted timber finish with Kashmir granite worktop surfaces, very much in keeping with the character of this listed building, being both traditional in style but practical to use. Newly fitted Farmhouse electric

cooker range (2024) set back into a former inglenook, and additional induction hob. Recess for an American fridge/freezer as well as a recess for a dishwasher. Integrated Belfast sink, larger style cupboard with shelving, and traditional style spice drawers. Ceramic stone effect floor tiling, radiator, ceiling down lighters, two secondary glazed outside windows. Door through to:-

Utility/ WC 8'2" x 7'10" average (2.50 x 2.40 average)



Fitted out to match the kitchen with painted timber units and Kashmir granite worktop to include a Belfast sink unit. Recess for a washing machine and dryer, ceramic tiled floor, ceiling downlights, vertical radiator, ceramic tiled floor. Four panel glazed outer wall with central double doors to the side yard as well as an internal door to the Garage. Partitioned WC with tiled floor and walls, WC, wash basin, vertical radiator.

Breakfast Room/Study 9'6" x 7'10" (2.90 x 2.41)

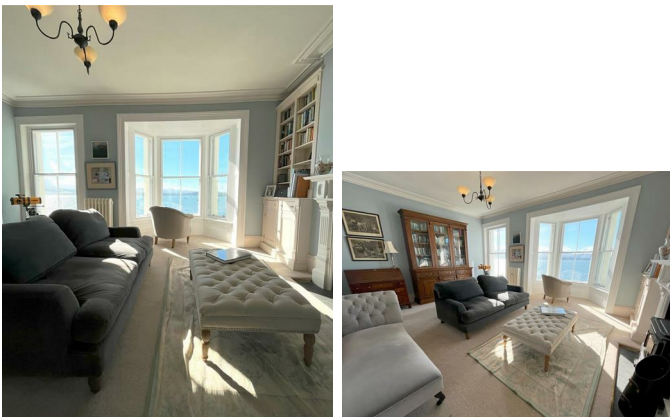


Off the kitchen with 3 panel glazed window with door to the rear and further door to the front. Ceramic stone effect floor, radiator.

Split Level Landing

With further staircase to the second floor, radiator.

Lounge 16'11" x 14'1" (5.16 x 4.30)



Having two large front aspect windows, one being a wide secondary glazed bay window to give excellent natural daylight and outstanding southerly views over the Menai Strait, towards Gallows Point, Penrhyn Port, all under the backdrop of the majestic Snowdonia mountain ranges. Feature painted timber surround inglenook fireplace housing a multi fuel stove on a slate hearth, and with built in cupboards and shelving to both alcoves to either side. High ceiling with original cornice, Victorian radiator, high skirting boards, tv connection.

Bedroom 2 11'10" x 11'5" (3.62 x 3.48)



Having a traditional cast iron former fireplace with slate hearth and shelving to the side. Side aspect secondary glazed window and Victorian style radiator, high ceiling with original cornices.

Bedroom 3 9'8" x 9'6" (2.97 x 2.90)



With secondary glazed window with Victorian style radiator under, ceiling cornice.

Shower Room 6'9" x 5'7" (2.06 x 1.72)



With fully tiled travertine walls and floor and with a corner shower enclosure with thermostatic shower control and glazed doors, WC, wall hung traditional style wash basin, Victorian style towel radiator.

Second Floor Landing

With radiator, and stairs to the attic bedroom

Bedroom 1 16'11" x 14'0" (5.17 x 4.28)



An impressive sleeping area with two secondary glazed front aspect window enjoying truly panoramic sea views towards Bangor and the mountains. Cast iron former fireplace with slate hearth, high ceiling with original cornice, two Victorian style radiators.

Superb Bathroom 11'11" x 11'7" (3.64 x 3.54)



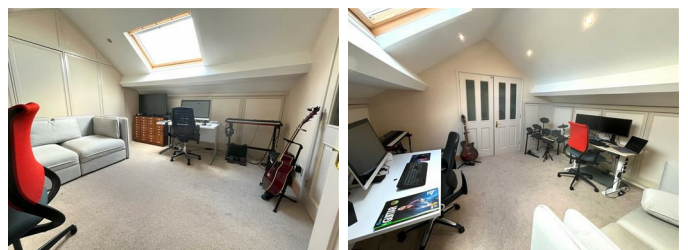
A large relaxing and practical bathroom refitted with quality fittings very much in keeping with the Victorian character of this property. Very large shower enclosure with twin head thermostatic shower control and glazed shower screen. Victorian style freestanding roll top bath on a polished steel base, high level WC, wide twin bowl wash stand with a polished stone surround with two mirrors over and two adjacent shaver points. Tiled floor, Victorian towel radiator, ceiling downlights, secondary glazed window.

Bedroom 3 16'3" x 9'10" (4.97 x 3.00)



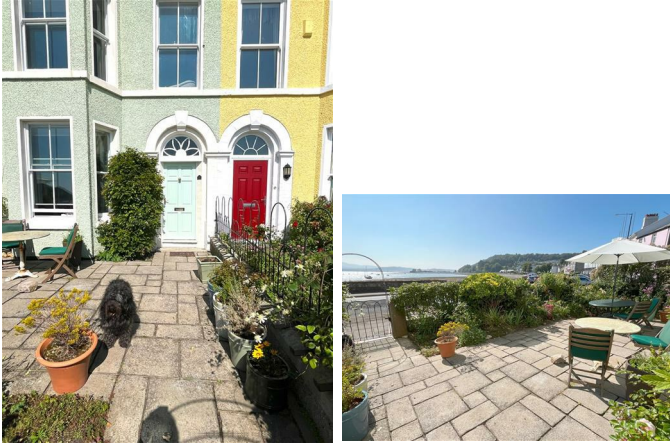
Having a secondary glazed side window and Victorian style radiator.

Attic Bedroom 5/TV room 13'5" x 12'1" (4.11 x 3.70)



Having double opening doors, all around storage cupboards with shelving, one housing two gas boilers, one for the hot water (also connected to the multifuel stoves), and one for the central heating. Ceiling downlights, velux roof light.

Outside



Spacious mostly paved front garden area well screened with established bushes, shrubs and flowers and with a small damson tree and cherry tree. This area extends to the side with a second front door to the Study room.

There is also a further side yard off the Utility room with a side access to Chapel Street.

Garage 17'2" x 12'7" (5.25 x 3.86)

Formerly used as a Studio, and with previous plans to convert into an Annex style residential studio having its own Worcester gas central heating boiler. Vaulted ceiling with loft for storage and power and light connected.

Services

All mains services connected.

Two main gas boilers provides, one for the hot water, supplemented by back boilers to the two multifuel stoves, and one for the central heating. Further gas boiler provided with the intention of serving the garage.

Almost all (exception front door) windows and doors are either recently secondary glazed or timber double glazed.

Tenure

The property is understood to be Freehold and this will be confirmed by the Vendors' conveyancer.

The property is a Grade 2 Listed building.

Energy Efficiency

Band D.

Council Tax

Band F.

Floor Plan



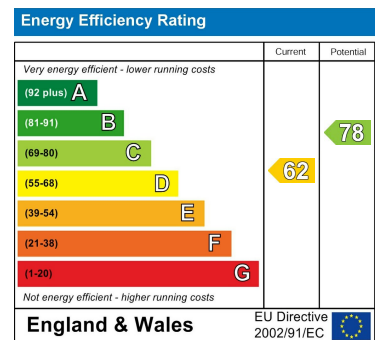
Total area: approx. 270.9 sq. metres (2915.4 sq. feet)

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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