



48 Cae Mair, Beaumaris, LL58 8YN

£459,950

SALE AGREED

A spacious detached property on two levels, situated on this popular and sought after residential estate and enjoying far reaching views over the Menai Strait under the backdrop of the majestic Snowdonia mountain ranges. The main accommodation is in a bungalow style on one level but has a lower ground floor giving additional accommodation if required. It is within a 10 minute walk of Beaumaris sea front and town centre which provides a good selection of local facilities, as well as the historic Castle, Courthouse and Pier. The accommodation provides for 3 reception rooms, 4 bedrooms, 3 bathrooms, kitchen, Utility and Conservatory. It has gardens front and rear, ample off road parking and Garage. The property has gas central heating, and double glazing but aspects are in need of modernisation.

Sold with no onward chain.

Porch

Having a double glazed entrance door and side panel, tiled floor.. Glazed internal door to:-

Entrance Hall

With part engineered oak floor covering, radiator, shelved linen cupboard, hatch to the roof space.

Shower Room 8'9" x 3'1" (2.68 x 0.94)

Suitable as a Cloakroom with door to the Hallway, but also "Jack and Jill" to Bedroom 2, and with a shower enclosure with thermostatic shower control and glazed door, WC, wash basin with mirror.

Living/Dining Room 28'2" x 12'0" (8.60 x 3.67)



Open plan and formerly two rooms with an arched divide.

Living Area



Having dual aspect windows giving very fine views over the Menai Strait and the majestic Snowdonia mountain ranges. Timber surround fireplace opening with marble stone inlay and hearth and housing a living flame gas fire. Coved ceiling, wall lights, tv connection, radiator. Wide arched opening to:-

Dining Area



With a wide aspect window enjoying fine views, coved ceiling, wall lights, telephone point.

Kitchen 12'4" x 9'10" (3.76 x 3.01)



Having an extensive range of base and wall units with ample worktop surfaces and tiled surround. 1.5 bowl stainless steel sink unit under a rear aspect window enjoying a private and peaceful aspect over the rear garden towards woodland. Integrated Siemens gas hob with concealed extractor over and Neff eye level double oven. Recess for a dishwasher and space for a fridge/freezer. Wall shelving, ceiling down lights, radiator, door to:-

Breakfast Room 11'4" x 7'1" (3.46 x 2.18)



Having a patio door leading onto a balcony area enjoying fine sea and mountain views and further door to the rear garden. Timber floor covering, radiator, stairs down to the Lower Ground Floor.

Bedroom 1 12'11" x 9'10" (3.94 x 3.01)



Having a fitted mirror front wardrobe to one wall, corner shower enclosure with glazed surround and multi jet twin head shower control. TV connection, 2 radiators. Double opening doors to:-

Conservatory 10'9" x 9'2" (3.28 x 2.80)

With a double glazed surround to three sides to enjoy a peaceful outlook towards the nearby woodland, as well as an outside door to a paved patio area. Timber flooring, fan light.

Bedroom 2 11'6" x 9'6" (3.51 x 2.90)



With a front aspect window with radiator under. Connecting door to the Shower Room.

Bedroom 3 12'8" x 10'11" (3.88 x 3.33)



With front aspect window with radiator under. Fitted mirror front wardrobe.

Wet Room 6'10" x 6'8" (2.10 x 2.04)



Adapted for a person with mobility difficulties, having a corner shower area with Mira electric shower

control and pvc panelled surround. Wash basin, WC, radiator and electric towel radiator. Wall cabinet, ceiling down lights.

Lower Ground Floor

With access from both the ground floor above or two external doors and suitable for adaption into a self contained unit subject to statutory consents.

Utility Room 11'3" x 10'3" (3.45 x 3.13)

Having a sink unit, work surface and cupboard under. Radiator, Worcester gas fired central heating boiler. Outside door and internal door to:-

Bedroom 4 12'2" x 9'6" (3.71 x 2.92)

Presently used as an occasional bedroom with window, radiator, wall lights.

En Suite 8'11" x 2'6" (2.74 x 0.77)

Having a shower enclosure with Mira electric shower control. Wash basin with large wall mirror and light over, electric towel radiator, extractor fan.

Study/Games Room 17'10" x 12'1" (5.45 x 3.69)

A former integral garage with dual aspect windows and door to the front. Wall cupboards and shelving. Radiator. Door to basement store room.

Outside



A wide splay to the estate road gives off road parking for 2-3 cars and leads to the adjoining Garage.

To the front is a selection of shrubs and bushes and steps down to the lower area with access to the lower ground floor having established hedging surround. This area extends around to a spacious side and rear garden, which enjoys a most peaceful and private aspect adjoining a small woodland. The garden is sloping in part, mostly lawn with a wealth of shrubs and bushes, and to include a Greenhouse. Paved patio area on two levels.

Garage 22'8" x 9'0" max (6.92 x 2.75 max)

Having an up and over door and rear pedestrian door. Power and light.

Services

All mains services provided.

Gas central heating system.

There are 16 photovoltaic solar panels provided for energy efficiency (Energy Efficiency Band C)

Tenure

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

Energy Efficiency

Band C

Council Tax

Band G

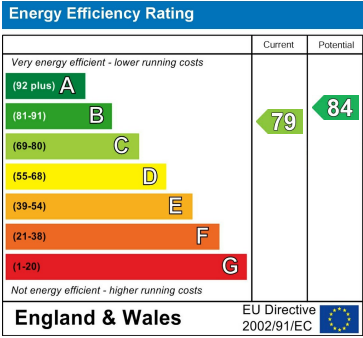
Floor Plan



Area Map



Energy Efficiency Graph



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