



## Lleust West End, Beaumaris, LL58 8BD

**£699,950**

An imposing three storey townhouse, situated in the landmark terrace of West End on Beaumaris sea front, enjoying panoramic southerly views to the front over the Menai Strait, Gallows Point, towards Penrhyn Castle and all under the backdrop of the majestic Snowdonia mountain ranges. The sale of Lleust provides a home which has been extensively renovated and redesigned in 2019 to give 5 bedrooms, a quality re-fitted kitchen, living room and separate dining room, an imposing first floor lounge with outstanding views, together with two modern quality bathrooms. There is a sun terrace to the front and good yard to the rear with store sheds/WC and garage. Internal viewing highly recommended and to be sold with no onward chain.



## Entrance Vestibule



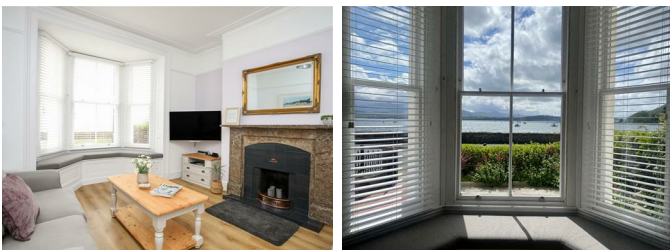
With hardwood front door. Stained glass double opening inner door to:-

## Hallway



Having the original pitch pine staircase to the first floor, original servants bells and coat hanging hooks. Part coved ceiling with two pendant lights and mains smoke alarm. Dado rail, radiator with decorative cover and laminated wood flooring continuing throughout the ground floor.

## Living Room 13'3" (ex bay) x 12'4" (4.04 (ex bay) x 3.77)



With a wide front bay window with window seat and commanding fine sea and mountain views. Painted marble effect slate surround fireplace with tiled inlay and hearth. Original coved ceiling and picture rail, pendant light and radiator.

## Dining Room 13'9" x 10'5" (4.18 x 3.18)



Having the original painted cast iron fireplace surround, with fitted cupboards to one alcove. Picture rail, radiator with decorative cover and sash window to the rear elevation.

## Kitchen 16'4" x 8'8" max (4.98 x 2.66 max)



A contemporary kitchen with quartz work tops and uprights. Inset double ceramic sink with monobloc mixer tap. Recess housing Flavel range cooker with tiled splash back. Integrated Kenwood dishwasher and under counter space and plumbing for washing machine. Under stairs storage cupboard. Radiator, heat sensor, extractor and pendant light. Timber glazed side exit door to the rear courtyard and two sash windows allowing natural light.

## First Floor

### Split Level Landing

Balustrade staircase leading up to the second floor. Two pendant lights, mains smoke alarm, digital thermostat and dado rail.

**Lounge 17'10" x 12'11" (5.46 x 3.95)**



A very light and airy room front aspect sash window and feature bay window having window seat and framing outstanding southerly sea and mountain views. Impressive granite effect stone fireplace surround housing cast iron stove set on slate hearth. Original high ceilings with coved surround, pendant light and picture rail. Radiator.

**Bedroom 13'9" x 11'3" (4.20 x 3.43)**



Original slate fireplace surround with cast iron inst and slate hearth. Fitted wardrobe to one alcove. Radiator and pendant light. Sash window to the rear elevation.

**Shower Room/WC 6'4" x 5'5" (1.95 x 1.66)**



A modern three piece suite comprising: Vanity unit with mixer tap, button flush WC and tiled corner

shower with thermostatically controlled shower unit. Tiled flooring, radiator, extractor, ceiling light and sash window.

**Bedroom 9'7" x 8'9" (2.94 x 2.69)**



Sash window to side elevation. radiator and pendant light.

**Second Floor**

**Split Level Landing**

With door and fixed staircase to the attic room. Pendant light and mains smoke alarm.

**Bedroom 17'9" x 12'11" (5.43 x 3.95)**

A naturally light main bedroom, with two front sash windows with southerly aspect to give panoramic sea and mountain views. Slate fireplace surround with cast iron inset and slate hearth, fitted wardrobe, large under stairs cupboard, radiator and pendant light.

**Bedroom 13'8" x 11'3" (4.17 x 3.45)**



Original slate fireplace surround with cast iron inset and slate hearth. Fitted wardrobe to one alcove. Radiator and pendant light. Sash window to the rear elevation with views of the church.



### Bathroom/Shower/WC 15'9" x 8'9" (4.82 x 2.67)



A stunning modern suite comprising: Wall mounted vanity wash hand basin with mixer tap, button flush WC, walk in double shower with thermostatically controlled shower unit and curved bath. Whilst relaxing in the bath the room also has an inset TV and two speakers to the ceiling. Tiled flooring and splash backs. Pendant light, access hatch to roof space, radiator and sash window.

### Attic Bedroom 16'10" x 12'3" (5.15 x 3.74)



Having a solid fixed stair access with Velux window, eaves storage, radiator, mains smoke alarm and pendant light.

### Outside



Sunny front fore garden, being mainly paved with flower beds and a fine spot to sit out to enjoy the views.

The rear courtyard provides access to a range of original outbuildings to include a coal shed, former wash room and outside WC. There is a rear lane which provides access to the garage.

### Traditional Garage 18'2" x 7'10" (5.54 x 2.38)



Brick built with timber double doors.

### Tenure

Understood to be Freehold and to be confirmed by the Vendors Solicitor.

### Council Tax Band

Band F

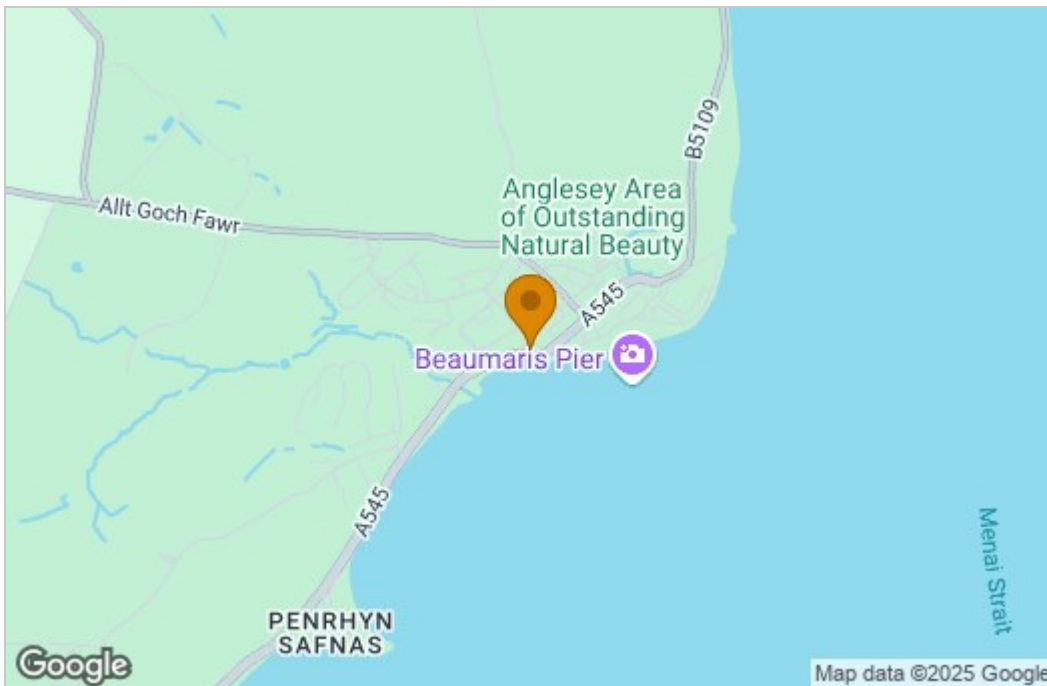
### EPC

Exempt - Grade 2 Listed Building.

## Floor Plan



## Area Map



## Energy Efficiency Graph

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