



## 1 Cae Mair Uchaf, Beaumaris, LL58 8YX

**£695,000**

Superbly positioned in the quiet residential area of Cae Mair Uchaf, this delightful detached bungalow offers panoramic views over the town of Beaumaris, towards Llandudno and The Great Orme, sea views of The Menai Strait and panoramic mountain views of Snowdonia. Set up above the highly sought after Cae Mair Estate, in the smaller more elevated cul de sac of Cae Mair Uchaf, this detached bungalow residence stands on a generous plot, with established grounds with a large al fresco decked patio garden. The property has well laid out accommodation comprising an entrance hallway, a large lounge, kitchen dining room, a modern wet room, four bedrooms, with the master having an en-suite bathroom/WC. The property also has a large garage/workshop, separate WC and a utility, that could offer the potential to develop into a self contained annex (subject to the usual planning consents).

Beaumaris offers a selection of pubs, restaurants, shops and hotels with a convenient petrol station. There are many more of these along with a Waitrose supermarket in Menai Bridge. On the recreational front Anglesey is renowned for its scenic coastline with numerous sandy beaches and miles of walking inland and along the coastal path. For those interested in sailing and boating the waters around Anglesey provide impressive cruising with its interesting coastline, and there are several sailing clubs on the island notably the Royal Anglesey Yacht Club in the popular town of Beaumaris (2 miles) and marinas at Holyhead and Deganwy on the mainland. There are a number of golf courses and shoots nearby, motor racing at Ty Croes and riding stables at Tal-y-Foel. with tourists and locals alike and is truly an all year round gem on the island of Anglesey.



**Entrance Hall**

**Lounge 20'8" x 12'9" (6.31 x 3.89)**



**Main Bedroom 14'10" x 10'10" (4.53 x 3.32)**



**Dining Room 10'5" x 9'3" (3.19 x 2.84)**



**En-Suite Bathroom/WC 9'1" x 5'4" (2.78 x 1.65)**



**Breakfast Kitchen 17'6" x 9'4" (5.34 x 2.86)**



**Bedroom 2 14'0" x 10'9" (4.28 x 3.29)**





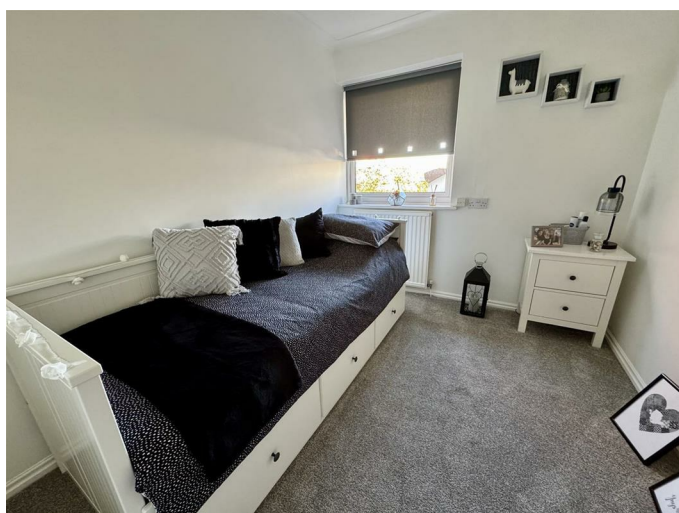
**Bedroom 3 10'11" x 9'5" (3.34 x 2.88)**



**Attached Garage 28'2" x 25'11" (8.59 x 7.90)**



**Bedroom 4 9'2" x 7'8" (2.81 x 2.34)**



**Utility Room 10'7" x 4'9" (3.24 x 1.46)**

**Separate WC 4'10" x 3'5" (1.48 x 1.05)**

### Outside



**Wet Room/WC 7'10" x 7'8" (2.40 x 2.34)**



The bungalow has a larger than average plot with the estate road leading to an off road parking area and access to the Garage with remote roller door. Well tended lawns to the front and rear with a selection of shrubs and bushes. In addition there is a very large decked patio to the side with southerly outlook being a perfect spot to sit outside to enjoy the panoramic sea and mountain views. In addition, there is a small stream at a much lower level adjacent to the boundary surrounded by natural shrubbery.

### Tenure

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

### Services

Mains water, electricity and drainage.  
Gas central heating and solar panels.

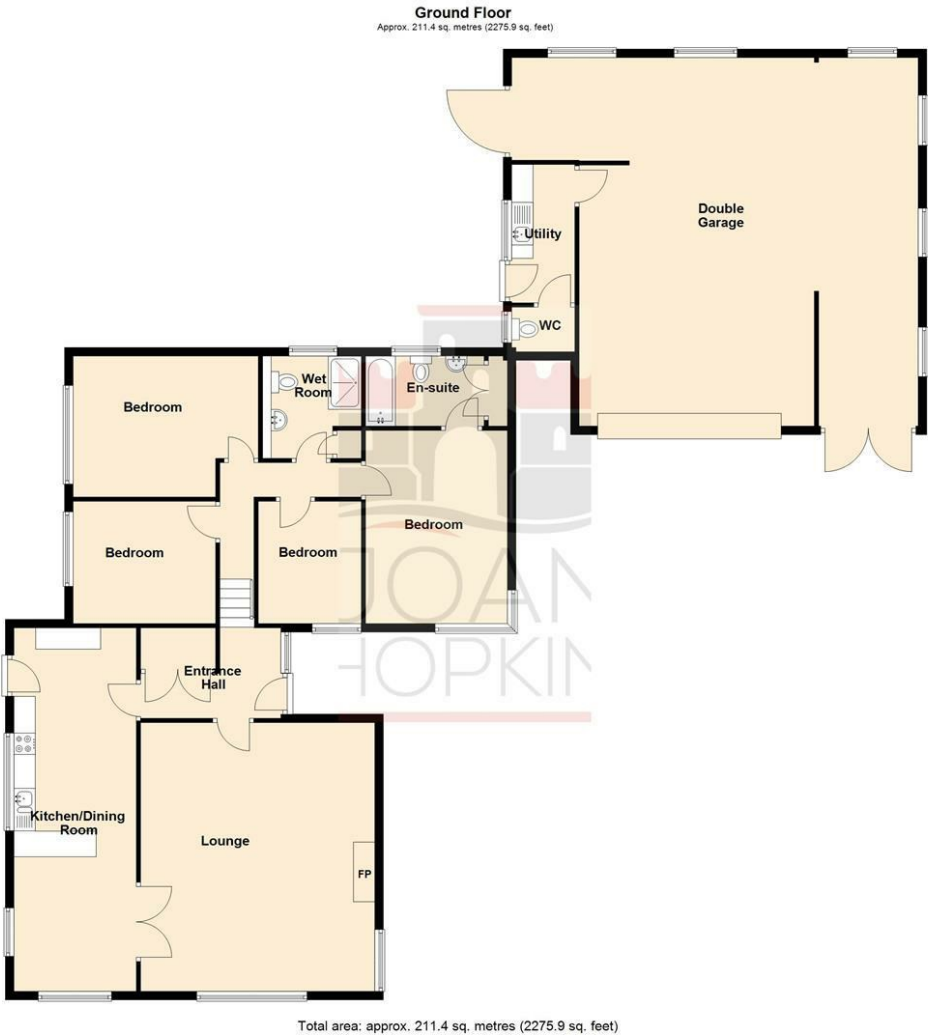
### Energy Rating

Band C.

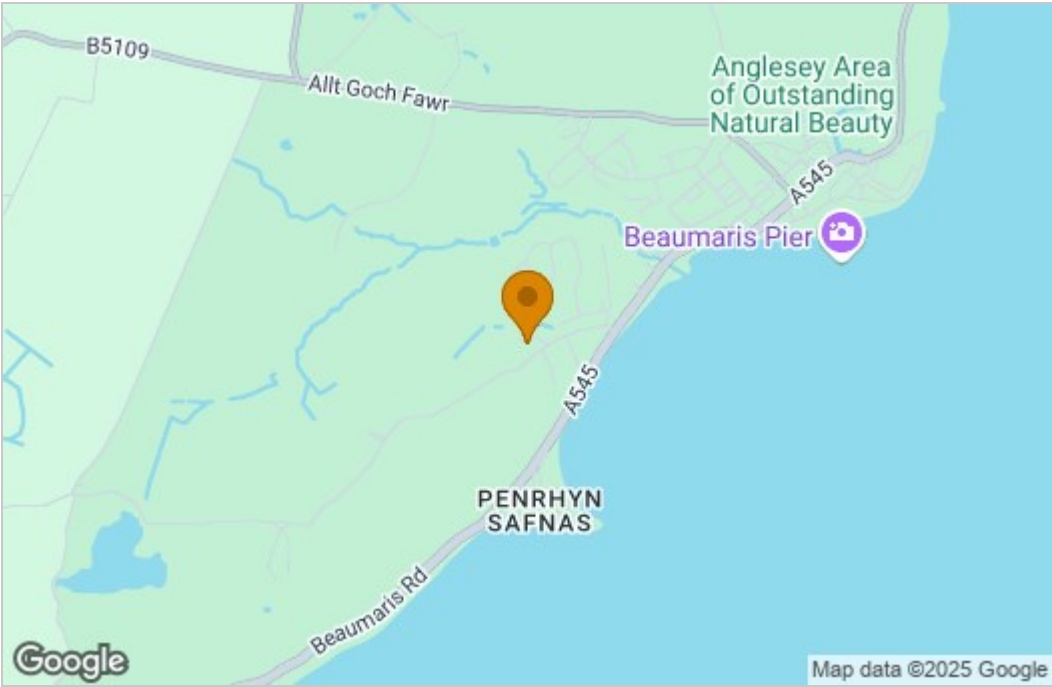
### Council Tax

Band F.

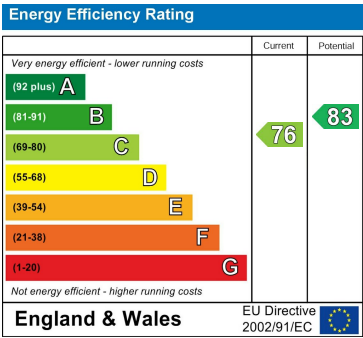
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.