



2 Bulkeley Terrace, Beaumaris, LL58 8AU

£895,000

Seaside living at it's best!

A delightful and substantial townhouse of character, having a prominent position on Beaumaris seafront enjoying a panoramic outlook over the nearby Menai Strait, and Pier, and all under the majestic backdrop of the imposing Snowdonia mountain ranges. Upgraded and modernised over recent years to a very high standard, the property has been sympathetically restored to achieve a modern twist on traditional style befitting a house of this age and location. The 5 storey family house provides adaptable accommodation in the most envious position with the added bonus of a spacious off road parking area to the front, being one of only a few townhouses still complete with access off both Castle Street and the sea front.

A historical Grade 2 Listed Building, 2 Bulkeley Terrace provides 4 bedroom, 3 bathroom accommodation with a large open plan kitchen/dining/living room as well as a further lounge to the first floor. The basement floor has it's own access with scope to be adapted into an annex if required.

To the seaward side is a paved slightly elevated and spacious patio to give the most glorious sea and mountain views and parking for up to 4 cars adjoining.

Most worthy of internal inspection to appreciate the quality and space of the accommodation provided.

Entrance Hall

Having the original hardwood four panel door to Castle Street. Staircase to the first floor and also down to the Basement floor. Oak flooring, dado rail, radiator, half glazed door to:

Kitchen/Dining/Sitting Room 27'7" x 16'11" (both maximum) (8.42 x 5.17 (both maximum))



A naturally light living and working space with a large front aspect window to the kitchen area, and a wide three panel bay window to the rear which incorporates double opening and double glazed doors onto the rear patio and giving an outstanding view over the nearby Menai Strait towards the Pier all under the backdrop of the majestic Snowdonia mountain ranges..

Kitchen Area



Having an excellent solid timber range of units by Chippendale Kitchens, complimented by solid oak worktop surfaces and matching tiled surround. An inglenook recess houses a Rangemaster 6 burner dual fuel cooking range with concealed extractor over. Recess for an American style fridge/freezer (available by negotiation) as well as a recess for a dishwasher. 1.5 bowl sink unit with overhead lighting and further under plinth lighting. Coved ceiling.

Sitting/Dining Area



A spacious living area, presently having an 8 seater dining table. Feature "french style" fireplace opening with an electric stove on a tiled hearth. Victorian style radiator, coved ceiling, fine sea and mountain views. Included is an integrated 55 inch Samsung 4k and 3D television with concealed wiring.

Basement Floor

Having been upgraded and having it's own external door and staircase to the rear, to give potential as a small Annex to the main house, subject to regulations.

Hallway

With painted timber wall panelling, light laminate flooring (extending to the majority of this floor), radiator.

Bedroom 4 12'5" x 9'8" (3.81 x 2.95)



Presently used as a Guest Bedroom, with timber flooring, feature brick inglenook former fireplace opening, radiator. Meter cupboard with shelving under.

Games Room 15'9" x 12'1" (4.82 x 3.69)



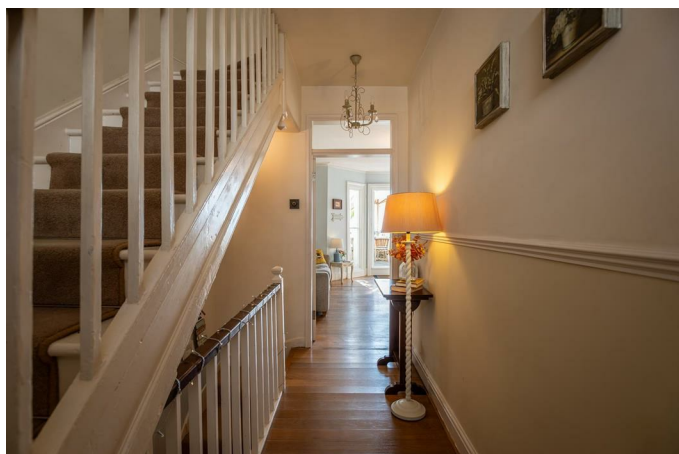
With a double glazed external door, laminate flooring, brick former fireplace inglenook, radiator, double doors to:

Wet Room 8'7" x 4'6" (2.62 x 1.38)



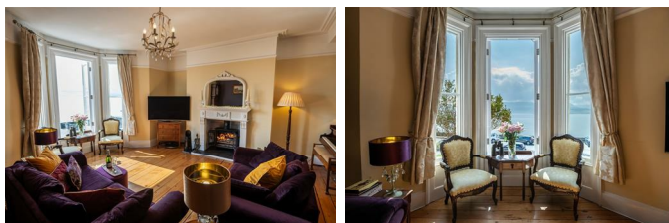
Ideal after a day Sailing or walking the dog, having a independent access to the main house. This area has fully tiled walls and floor with integrated mirror tiles to one wall. Thermostatic shower control, wall mounted wash basin with mirror and light over, WC. Radiator.

First Floor Landing



Having a large front aspect window, staircase to the second floor, telephone point.

Lounge 17'0" x 12'11" (5.19 x 3.95)



A delightful living space with a wide bay window framing the outstanding views over the sea towards the mountains. Painted timber surround fireplace opening housing a Stovax multifuel cast iron stove. Exposed and stained timber flooring, ceiling cornice and picture rail, tv connection and Victorian radiator.

Bathroom 9'3" x 8'7" (2.84 x 2.63)



,Having a traditional style suite to include a freestanding claw foot roll top bath, shower enclosure with rainfall thermostatic shower control, wash basin and WC. Victorian floor tiles custom designed, and half height timber wall paneling. Victorian radiator, gas boiler.

Second Floor Landing

With a dog leg staircase to the attic bedroom, built in linen cupboard.

Bedroom 1 13'0" x 9'5" (3.97 x 2.89)



Having a rear aspect window to give a panoramic view of the sea and mountains. Exposed and

stained timber floorboards, cast iron former fireplace opening with slate hearth, dado rail, radiator.

En Suite 9'7" x 6'1" (2.94 x 1.87)



With a suite comprising of a claw foot roll top bath with mixer hair shower attachment. Wash basin, WC, Victorian radiator, custom designed Victorian tiled floor covering, half height timber wall panelling. Cupboard housing a gas boiler to serve the upper floors.

Bedroom 2 14'0" x 8'9" (4.28 x 2.68)



Having a front aspect window, cast iron former fireplace with slate hearth, dado rail, light grey laminate flooring. Cupboard housing the hot water cylinder, radiator.

Attic Bedroom 3 15'10" x 13'2" (4.84 x 4.02)



With two Velux heritage roof lights to both front and rear, and with the rear giving outstanding views. Exposed roof purlins, radiator, eaves access.

Outside



The front of the property leads directly onto Castle Street, and a short walk to the town's shops and many facilities.

To the rear, the property has a wider than average frontage with vehicular access via a 6 way folding gate (by Marlborough) to a spacious brick paved parking area for up to 4 cars (lengthwise), bounded by two newly built stone walls. This area and the adjoining patio has an advanced PIR lighting system controlled from the house, as well as a day/night wifi CCTV system, making it a very secure and "dog proof" area.

Beyond the parking area, at a slightly elevated level is a spacious stone flagged patio with direct access off the kitchen/living room and a perfect spot to sit outside and enjoy the outstanding views while entertaining. External power point and water tap provided.

From the patio area, stone steps (with the wall forming part of the original town walls) lead down to give a separate access to the basement floor and easy access to the Wet Room for cleaning up after a day sailing or walking. Adjacent to this area is the UTILITY AREA with space for the washing machine and dryer and leading to a secure STORE SHED 4.3 X 1.7 with water tap.

History

Bulkeley Terrace was a major residential development built along the sea front from the mid 1850s. The development was initiated by the Baron Hill estate, who owned most of the small dwellings shown in the vicinity on the 1829 town plan, and

who originally let the new houses on 80-year leases. The houses exploited the potential of a prime site between the Bulkeley Hotel to the East and public baths to the West. They were a major element in the mid C19 transformation of Beaumaris into a middle-class seaside resort and of its strong Georgian architectural character.

Bulkeley Terrace is listed for its special architectural interest as a mid C19 terrace of definite quality and character, part of a larger development including Alma Street and Raglan Street that makes an important contribution to the historical integrity and architectural character of Castle Street and Beaumaris sea front

Building Information

The property has been upgraded and restored over recent years and features:-

Chippendale Kitchen with oak worktop surfaces; Bathrooms mostly by Savoy with bespoke Bal resin floor covering.

Roof recovered in 2023 in Welsh slate with replacement fascia boards and guttering.

External walls painted by a high performance polymer paint with 25 year guarantee.

Original yellow pine to upper floors and mostly yellow pine doors with solid brass fittings.

Newly built stone walls to rear and 6 way folding car access gate by Marlborough (Staffordshire)

Services

Mains water, drainage and electricity.

Gas fired central heating systems with two boilers provided to provide "zoned" heating between the lower and upper floors.

CCTV (wifi controlled) and PIR external lighting.

Council Tax

Band G.

Energy Efficiency

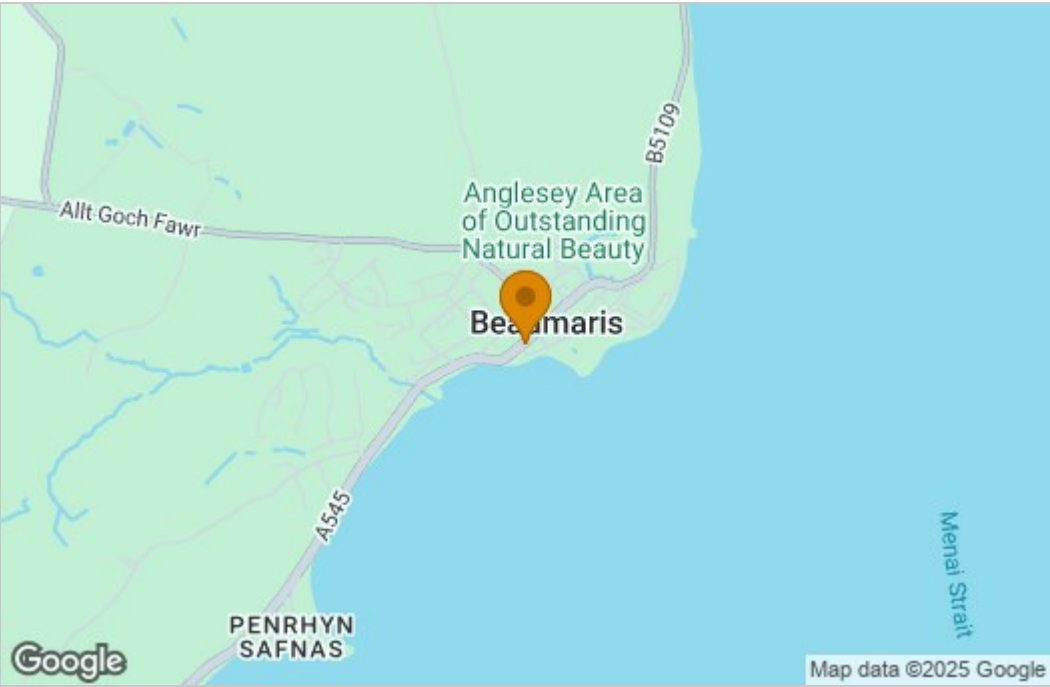
Band D.

Floor Plan

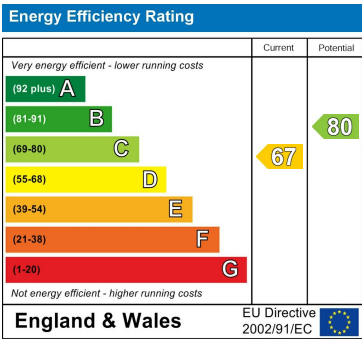


Total area: approx. 211.6 sq. metres (2277.8 sq. feet)

Area Map



Energy Efficiency Graph



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