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**Plot 77 Cae Mair Uchaf, Beaumaris, LL58 8YX**  
**£550,000**

A superbly positioned new house enjoying a slightly elevated position on the edge of the town to enjoy breath taking panoramic views over Beaumaris, towards the Menai Strait all under the backdrop of the Snowdonia mountain ranges.

This contemporary Architect designed family home is anticipated to be completed in early 2019, and will enjoy an open plan design with a feature to be made of the mostly glazed frontage which maximises the outstanding views. The

builder is willing to incorporate certain alterations at the initial stages of building, all of which will have Architect certification which can be extended if required. The building will meet all the latest insulation regulations and will be double glazed and have gas central heating. There is ample off road parking to the front.



MISREPRESENTATION ACT 1967

These particulars are believed to be correct but their accuracy is in no way guaranteed and they do not form part of any contract. Neither the vendor nor his Agents make any representation or warranty in relation to this property is offered subject to the owner's confirmation of price, to a contract and to not having been sold.

All prices quoted are subject to Owner's acceptance and to the property being unsold.

# Plot 77 Cae Mair Uchaf, Beaumaris, LL58 8YX

## Spacious Porch

To the side of the house with fitted cloak cupboards.

## Cloakroom

With WC and wash hand basin

## Contemporary Open Plan Living/Dining/Kitchen

### Front Lounge

6.0 x 4.80 (19'8" x 15'9")

Having a near full frontage glazed window to maximise the panoramic sea and mountain views and to incorporate a patio door which opens onto a raised timber patio which runs the full frontage of the dwelling and is a perfect spot to sit out and enjoy the views.

### Dining Kitchen

6.00 x 5.70 (19'8" x 18'8")

To have a comprehensive range of base and wall units which can be chosen by the buyer on agreement with the builder, and if not already installed. This spacious area will include a walk in Pantry cupboard, matching "island" with integral fittings and staircase to the first floor.

### Pantry

2.70 x 2.20 (8'10" x 7'3")

A spacious walk in storage room.

### Utility Room

3.20 x 2.20 (10'6" x 7'3")

To have fitted kitchen cupboards, sink unit and plumbed for a washing machine.

## Landing

### Master Bedroom 1

6.00 x 3.30 (19'8" x 10'10")

Again a superb space with a near full length front window to maximise the panoramic sea and mountain over the town towards the Great Orme, and with juliette balcony provided. Fitted wardrobes to two walls

### En Suite Shower Room

3.10 x 1.50 (10'2" x 4'11")

In include a new suite of a shower, WC, wash hand basin and fully tiled walls.

### Bedroom 2

3.80 x 2.30 (12'6" x 7'7")

With side aspect window.

### Bedroom 3

3.40 x 3.20 (11'2" x 10'6")

With rear opening onto a juliette balcony.

### Bedroom 4/Study

2.70 x 2.40 (8'10" x 7'10")

Having a rear aspect window.

### Family Bathroom

To have a new four piece suite comprising of a bath, separate shower cubicle, WC. Wash hand basin. Fully tiled walls and floor.

## Outside

Enjoying a good sized plot, there will be ample off road parking to the front and a front balcony off the living room to give an elevated position to sit outside to enjoy the views. Good sized rear garden with nearby trees

## Services

All mains services.

Gas central heating system.

## Tenure

Freehold, and which will be confirmed by the vendor's conveyancer.

## Energy Performance Rating

To be provided on completion of the build