JOAN HOPKIN
ESTATE AGENTS

1 Green Edge, Beaumaris, LL58 8BY

£399,995

With Garage

A delightful and spacious 3 bedroom maisonette apartment on Beaumaris sea front, enjoying far reaching views over the Pier and Menai Strait towards the Snowdonia mountain ranges. Having been in the same family over many years, the sale of 1 Green Edge provides a perfect chance to experience Beaumaris life at its best, being central to all amenities and with the bonus of unrivalled views. The Grade 2* Listed terrace is a renowned feature of the town, with this maisonette having the benefit of its own garage and with the exterior having been upgraded in recent years. The character accommodation provides a feature turned staircase to the first and second floors with the 22 foot living room having 3 southerly aspect windows to maximise available light and frame the sea and mountain views. There is a 17 foot kitchen/dining room, and 3 double bedrooms as well as a well appointed shower room and further WC to the second floor. Gas central heating.

Most worthy of inspection and sold with no onward chain

Vestibule Porch
With hardwood entrance door and glazed panel over.

Entrance Hallway

An attractive reception area with oak laminated flooring, part timber wall panelling, radiator. A feature original turned timber staircase to the first floor.

Fist Floor split level Landing
With a continuation of the staircase to the second floor.

Lounge 22'0" (average) x 11'11" (6.73 (average) x 3.64)
The centre piece of the apartment, having 3 southerly facing windows with original shutters and giving outstanding views over the Green towards the Pier and Menai Strait, and all under the backdrop of the majestic Snowdonia mountain ranges. Timber surround fireplace with composite inlay and hearth and fitted gas fire. Original ceiling cornices and two pendant lights, two radiators.

Spacious Kitchen/Dining Room 17'4" x 12'0" (5.29 x 3.66)

Having both rear and side windows, the latter giving sea views.
The kitchen area has a comprehensive range of base and wall units in a light buttermilk finish with timber trim and contrasting worktop surfaces and with tiled surround. Integrated ceramic hob with extractor over and double oven under. Space for an under counter fridge and freezer as well as plumbing for a washing machine. Stainless steel sink unit, Worcester gas fired central heating boiler.
There is also a spacious dining area (present table seats 6) as well as a radiator, and freestanding gas stove on a tiled hearth.

Shower Room 9'4" x 5'9" (2.86 x 1.76)

Having a good sized shower enclosure with glazed door and thermostatic shower control. Wash basin with a fixed mirror over and light/shaver point. WC. Fitted toiletry cupboards, pvc panelled ceiling and one wall, electric towel radiator and wall mounted electric room heater.

Second Floor Landing
With hatch to the roof space.

Cloakroom
With WC, wash basin with fixed mirror over and light/shaver point, radiator.

Bedroom 1 12'2" (average) x 12'0" (3.73 (average) x 3.66)

Having a front aspect window enjoying delightful sea and mountain views. Radiator.

Bedroom 2 9'2" x 8'2" (2.81 x 2.50)

Again enjoying fine sea and mountain views. Radiator.

Bedroom 3 15'5" x 12'0" (4.71 x 3.67)

With rear and side aspect windows with sea views from the side. Cupboard with heater.

Garage 15'3" x 13'7" (4.67 x 4.16)

The property has the special benefit of a semi detached Garage within 50 meters of the property with new hardwood doors provided. The Garage is Freehold.
A car parking pass for residents can also be purchased for "The Green" for £10 a year

Services

Mains water, drainage and electricity.
Gas central heating system.

Tenure

Leasehold
The property is held on a long term lease until the 23rd January, 2198 at a peppercorn rent.
The Garage is held on a Freehold title.
The property is within a Grade 2* Listed Building.

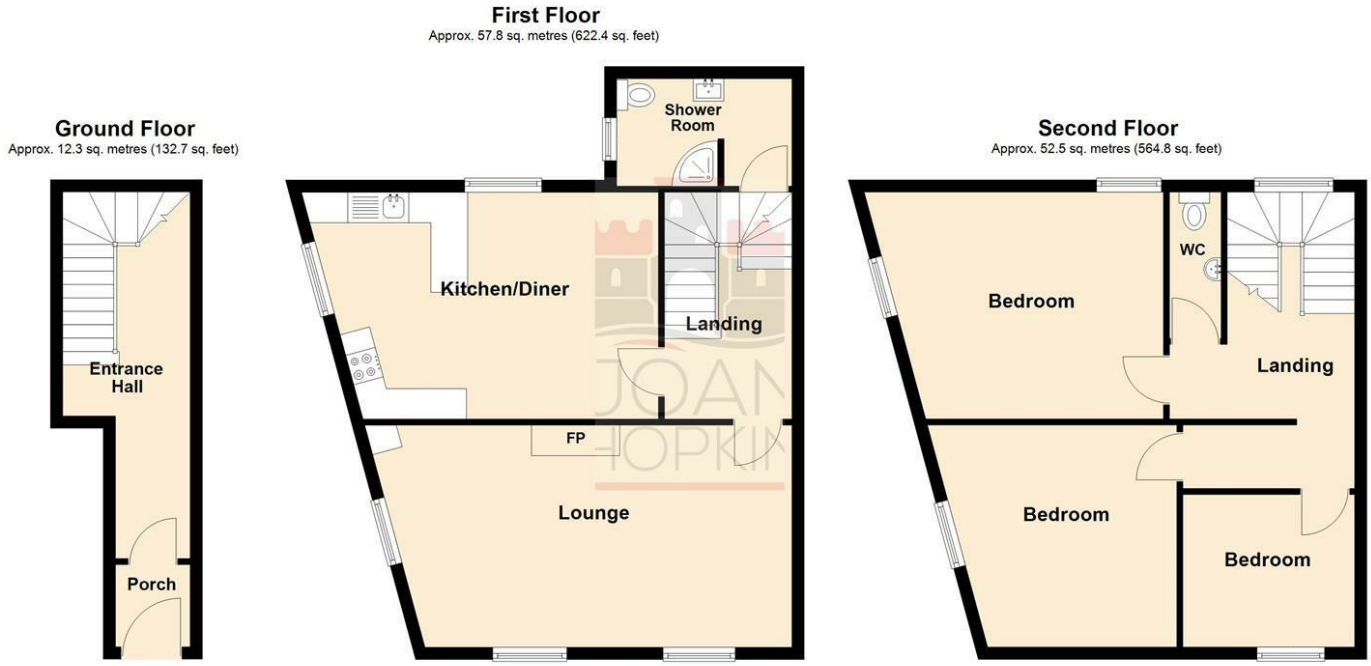
Energy Rating

Band C

Council Tax

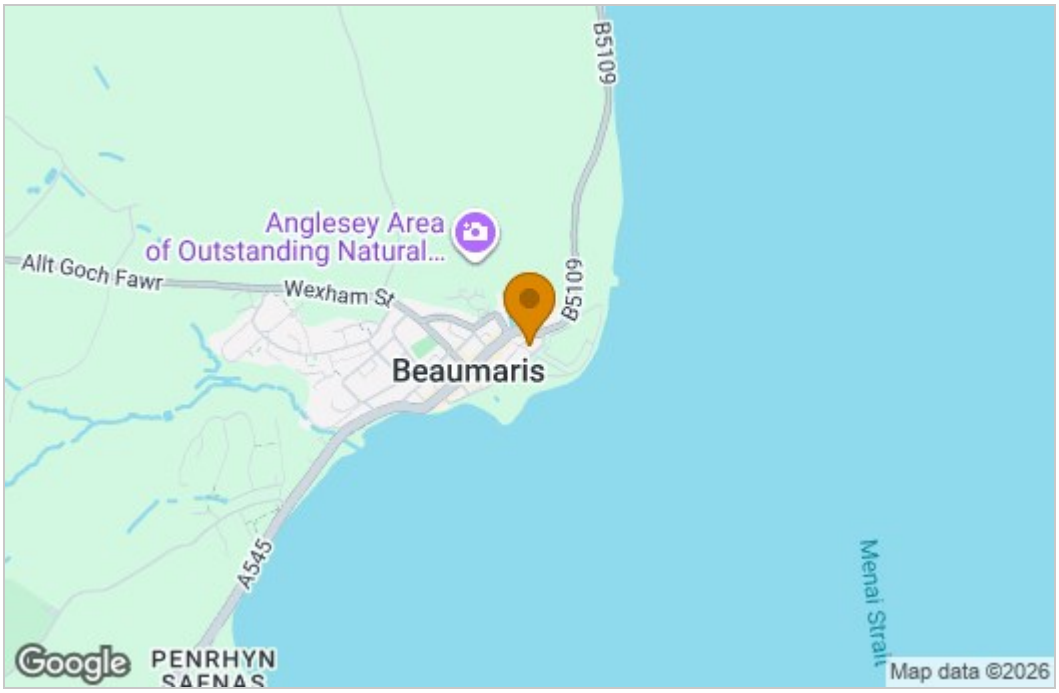
Band C

Floor Plan

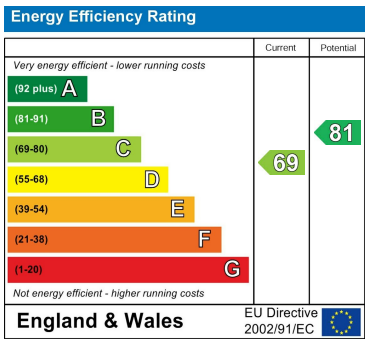


Total area: approx. 122.6 sq. metres (1319.9 sq. feet)

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.

Tudor Rose, 32 Castle Street, Beaumaris, Sir Ynys Mon, LL58 8AP
Tel: 01248 810847 Email: enquiries@joan-hopkin.co.uk https://www.joan-hopkin.co.uk