







4 Green Edge, Beaumaris, LL58 8BY

£625,000

SOLD BY JOAN HOPKIN ESTATE AGENTS

A character marine property enjoying a prominent position on Beaumaris sea front within a historic Grade 2# terrace, and enjoying panoramic sea and mountain views to the front. Having been recently upgraded to a very high standard, the quality of the finish and size of the accommodation must be viewed to be appreciated, from the fully fitted Martin Lloyd Kitchen, first floor lounge with panoramic views, or 5 bedrooms and 3 bedrooms, this residence oozes charm and refinement.
With private parking and a large workshop which was formerly an artist studio, the property offers something for everyone and is most worthy of inspection

Entrance Vestibule

Having a hardwood front door with glazing over, timber panelled walls, half glazed inner door to:-

Entrance Hall





With a feature of the original turned staircase to the upper floors with store cupboard under, a continuation of the wall panelling in the Vestibule, Victorian style radiator.

Kitchen/Dining Room 37'4" x 14'0" (both maximum) (11.40 x 4.29 (both maximum))



An outstanding open plan area having recently been redesigned with the front window giving fine sea and mountain views together with double opening doors to the rear courtyard

Kitchen Area

Having a premium quality range of units by Martin Lloyd in a painted dual colour timber finish with white marble worktop surfaces and upstands, together with part tiled walls and under pelmet lighting. In addition, there is a spacious square breakfast bar to match with light oak top. Twin bowl ceramic sink units with monobloc taps. Pertazzoni 5 ring dual fuel cooking range with concealed extractor over and Fisher & Paykel fridge/freezer, and integrated dishwasher. Tiled floor extending to the courtyard doors with underfloor heating and additional Victorian style radiator. Additional pantry style cupboards one housing one of two central heating boilers to give a zoned central heating system. Electrically controlled skylight.

Dining Area



Enjoying delightful sea and mountain views from a large window with shutters. Outstanding decorated slate surround fireplace with inlaid painting of the Menai Bridge. This fireplace has a cast iron inlay with tiled surround and housing a wood burning stove on a slate hearth. Attractive coved ceiling with ceiling rose and Victorian style radiator.

Bedroom 1 13'8" x 9'1" (4.18 x 2.78)



A most useful en suite ground floor bedroom with twin traditional style open wardrobes, oak flooring, dressing table recess, stained glass entrance door.

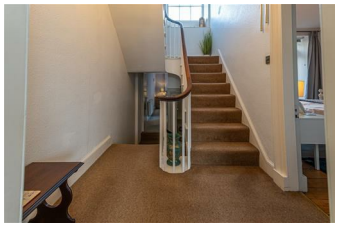
En Suite 5'4" x 5'3" (1.64 x 1.62)



Having a wide shower enclosure with glazed door

and thermostatic rainfall shower, wash basin with mirror front cabinet over, WC. Mostly tiled walls and floor, radiator.

Split Level First Floor Landing

With a large fixed mirror on the wall.

Lounge 18'9" x 13'4" (5.74 x 4.08)




Having two front aspect windows with original shutters, to give panoramic views over the Menai Strait towards the Snowdonia mountain ranges. Feature slate surround fireplace housing an Aga wood burning stove on a slate hearth. Coved ceiling and rose, 2 Victorian style radiators.

Bedroom 2 13'1" x 10'4" (4.01 x 3.17)



having a quality range of "his and hers" fitted wardrobes with central display shelves. Stripped and stained floor boards, double opening fire escape doors.

Bedroom 3 en suite 9'7" x 9'3" (2.93 x 2.84)



With rear aspect window, radiator.

En Suite 6'2" x 5'6" (1.90 x 1.70)



Having a corner shower enclosure with glazed surround and thermostatic shower control. Wash basin with white marble surround in a timber vanity cupboard and with large mirror/light over, WC, towel radiator.

Second Floor Landing



A large landing area with radiator. Access to the attic space via a folding ladder being part floored for storage.

Bedroom 4 13'5" x 10'0" (4.10 x 3.06)



With front aspect window giving sea and mountain views, radiator.

Bedroom 5 13'3" x 10'2" (4.05 x 3.10)





With a rear aspect window giving a good view of Beaumaris Castle. Fitted wardrobe, radiator.

Bathroom 9'8" x 7'11" (2.96 x 2.43)





Having a wide walk in shower enclosure with thermostatic rainfall shower, freestanding Victorian style rolltop bath positioned to enjoying the sea and mountain views with mixer tap. Victorian style wash basin with towel rail under, WC, Victoria style towel radiator

Outside





Access to the front via a slate path leads to a full frontage Veranda with timber trellis being a sheltered area to sit outside, and adjoining a small flower garden.
To the immediate rear of the kitchen is a small and very well screened courtyard with timber deck surface and water tap. This leads to:-

Workshop 18'6" x 8'0" (5.66 x 2.46)

With power, light and wall shelving. Door through to:-

Utility Room 9'8" x 8'2" (2.97 x 2.51)

With a full length worktop surface with sink unit. Space under for a washing machine and dryer. Wall shelving, power and light.

Parking



To the rear of the property is a parking space for 1 car.
Additional Annual Passes available on the Green for approx £10 per annum.

Services

All mains services connected.
Zoned central heating system with two boilers provided.

Tenure

The property is Freehold and this will be confirmed by the Vendors solicitors.
The property is a Grade 2 star building.

Council Tax

Band G.

Energy Certificate

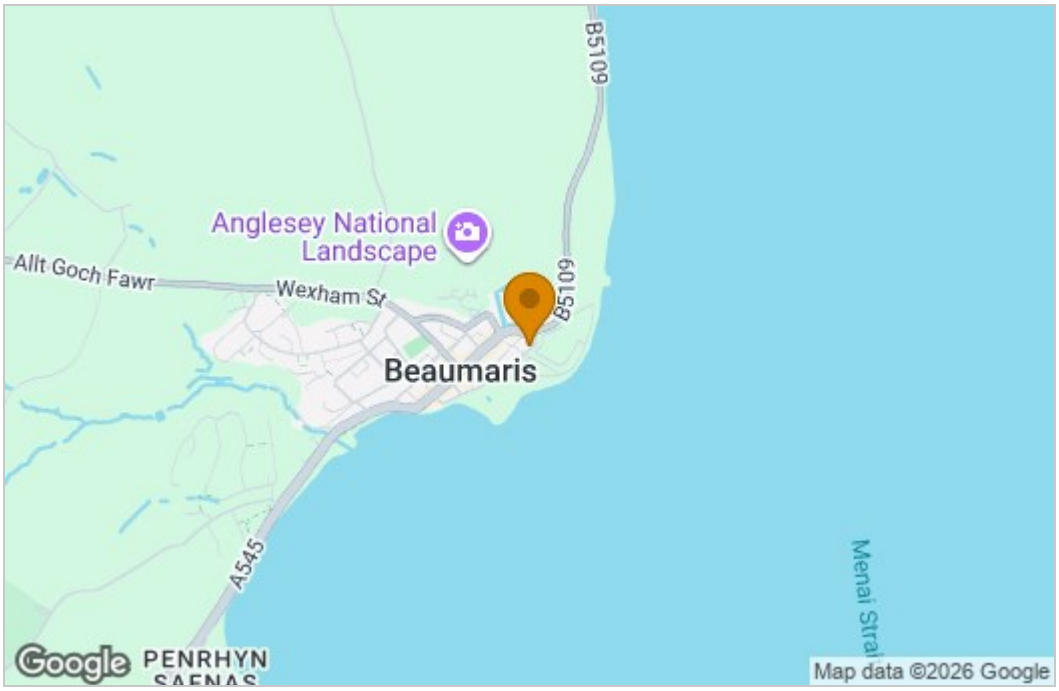
Band D.

Floor Plan

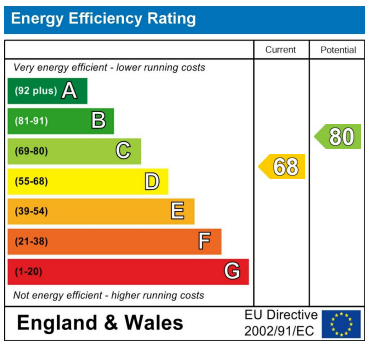


Total area: approx. 199.1 sq. metres (2143.4 sq. feet)

Area Map



Energy Efficiency Graph



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