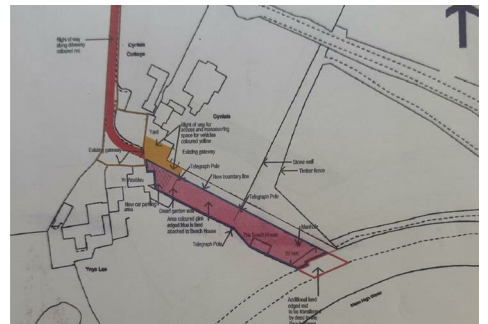




Beach House , Beaumaris, LL58 8RW

£450,000

"Wake up to uninterrupted sea views and create your dream coastal home in one of Anglesey's most exclusive waterfront locations."
A Rare Beachfront Opportunity with Exceptional Development Potential.

Positioned in one of Anglesey's most sought-after coastal locations, The Beach House enjoys an enviable frontline position with uninterrupted views across the Menai Strait towards the mountains of Eryri (Snowdonia). Offering direct access to the shoreline and set within generous gardens, this is an exceptionally rare opportunity to acquire a waterside property with exciting future potential. The existing detached single brick bungalow with pitched tiled roof offers comfortable accommodation with a delightful conservatory overlooking the sea, whilst the substantial plot presents significant scope for enhancement, extension or redevelopment, subject to the necessary planning permissions.

Whether retained as a coastal retreat, transformed into a luxury waterside residence or explored as a potential replacement dwelling, opportunities of this calibre rarely become available on Anglesey.

Kitchen 9'3" x 6'0" (2.83 x 1.85)



Front Conservatory 9'10" x 7'4" (3.01 x 2.26)

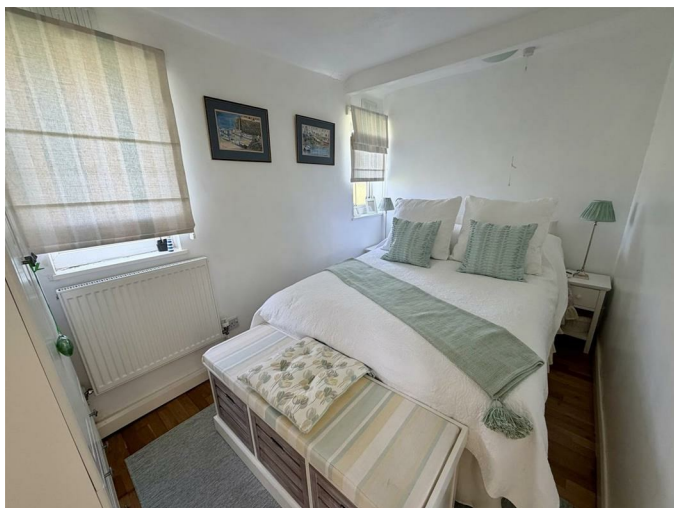


Dining Area 9'8" x 6'1" (2.96 x 1.87)



Rear Hall

Bedroom 1 11'5" x 7'0" (3.50 x 2.15)



Lounge 13'7" x 9'8" (4.15 x 2.95)



Shower Room/WC 7'0" x 3'11" + recess (2.14 x 1.21 + recess)



Rear Conservatory 9'10" x 7'4" (3.01 x 2.26)

Outside



Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Services

Mains water, electricity and drainage.
No mains gas available.
Bottled gas serves the combi boiler.

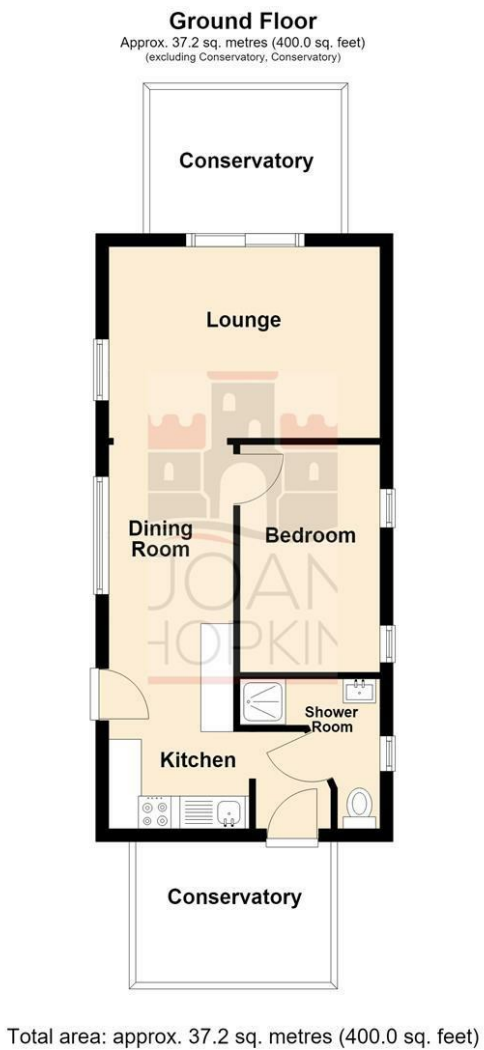
Council Tax

Band C.

Energy Rating

Band G.

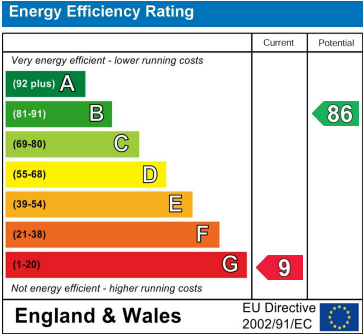
Floor Plan



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.