JOAN HOPKIN
ESTATE AGENTS

55 Cae Mair, Beaumaris, LL58 8YQ

Offers In The Region Of £585,000

A superbly positioned detached three bedroom bungalow, situated in a favoured position on this sought after estate, commanding spectacular and panoramic views over the historic town of Beaumaris, the Menai Strait and Llandudno Bay from the Great Orme westwards towards the majestic Carneddau mountains up to the mouth of the Ogwen Valley. Benefiting from two conservatory style extensions to the dining room and main bedroom, the bungalow has been upgraded over recent years to include a quality fitted kitchen, two shower rooms, while the garage has been considerably extended to easily allow for two cars and a utility area with a loft storage area, and remote roller door. There are two patio areas to the rear garden which enjoy a sunny southerly aspect with outstanding sea and mountain views.

Entrance

Recessed entrance with ceramic tiled flooring and over head light. Timber glazed entrance door and side window.

Hallway

Giving access to the principal rooms and with radiator. Cloak cupboard with ample coat hanging space and separate airing cupboard with radiator.

Lounge 18'5" x 11'10" (5.61 x 3.60)

Having a total of three windows with a sunny southerly outlook, not only to give good natural daylight but to maximise the sea and mountain views. Contemporary wall mounted electric fire, coved ceiling with two pendant lights, two inset down lights, radiator and tv connection.

Dining/Sitting Room 19'10" x 9'11" (6.05 x 3.03)

Having been extended by means of a conservatory, to give not only a good dining area with radiator, but a further sitting room with double glazed surround giving superb sea and mountain views, radiator, and outside door to an adjoining patio.

Kitchen/Breakfast Room 15'1" x 11'6" (4.60 x 3.50)

Comprehensively fitted with an extensive range of base and wall units in a off white finish, with contrasting grey worktop surfaces with tiled surround and extended to give a breakfast bar with two stools. Integrated Neff fittings include a stainless steel five ring gas hob with contemporary extractor over. Eye level double oven and fitted dishwasher. Recess housing Beko fridge/freezer. Oak effect timber floor with inset lighting and further ceiling spotlighting. Radiator and internal door to the garage/utility.

Bedroom 1 18'10" x 10'11" (5.73 x 3.32)

Extended into a conservatory style bay window to give excellent natural daylight and fine sea and mountain views. Outside door onto the adjoining second patio, being a superb space to have

breakfast outside on a sunny morning. This double bedroom has a coved ceiling and radiator.

Bedroom 2 11'10" x 11'5" (3.61 x 3.49)

Having a wide double glazed door onto the front patio balcony. Coved ceiling, radiator, hatch to the roof space.

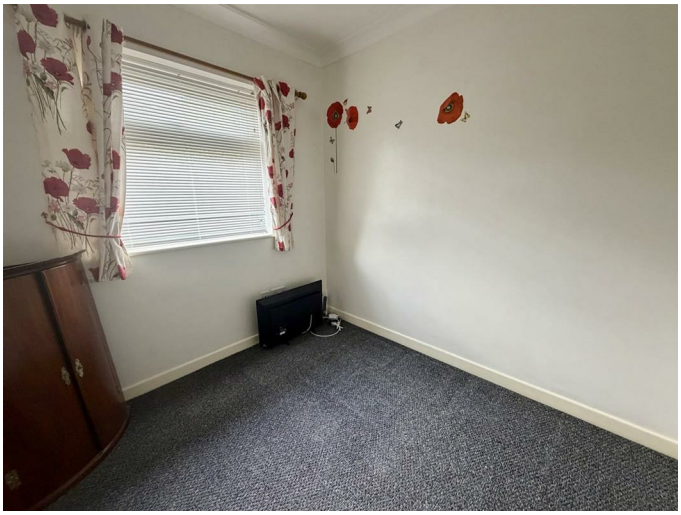
Shower Room/WC 8'4" x 5'6" (2.53 x 1.67)

White suite with contrasting fully tiled walls in a light grey finish with dark grey contrast. Walk in "double" shower enclosure with glazed screen and Mira thermostatic shower control Wash hand basin and WC in a vanity unit with cupboards. Contemporary towel radiator with mirror cabinet over, shaver point.

Shower Room/WC 5'5" x 5'5" (1.66 x 1.66)

With fully tiled walls in a light grey finish with contrasting edging, and with a white suite comprising of a shower cubicle with glazed doors and Mira thermostatic shower control. Wash hand basin in a vanity cupboard with large wall mirror and shaver point over. WC, towel radiator.

Bedroom 3 8'6" x 7'10" (2.60 x 2.39)



With coved ceiling and radiator.

Outside

A tarmacadam driveway leading down to the Garage with remote roller door.
Most of the grounds are found to the rear of the bungalow with a paved patio off the dining/sitting room and a further raised timber deck patio with direct access off both rear bedrooms. In addition is

a gently sloping lawn garden enjoying good privacy and an array of shrubs, flowers and bushes. Outside tap.

Garage/Utility Room 22'2" x 21'0" (6.77 x 6.42)

This garage has been essentially re built to include a pitched roof which accommodates a loft storage area. The rear of the garage serves as a Utility area with worktop surface with tiled splash back to include a stainless steel sink and space under for a washing machine and dryer. Further base and wall storage cupboards, and a modern wall mounted gas condensing combi boiler. The main access door is an electronically operated roller door and separate personal door. While there is a double glazed door to the kitchen and double opening "french style" doors to the rear garden.

Services

All mains services provided.
Gas central heating system

Tenure

Understood to be freehold and this will be confirmed by the vendor's conveyancer.

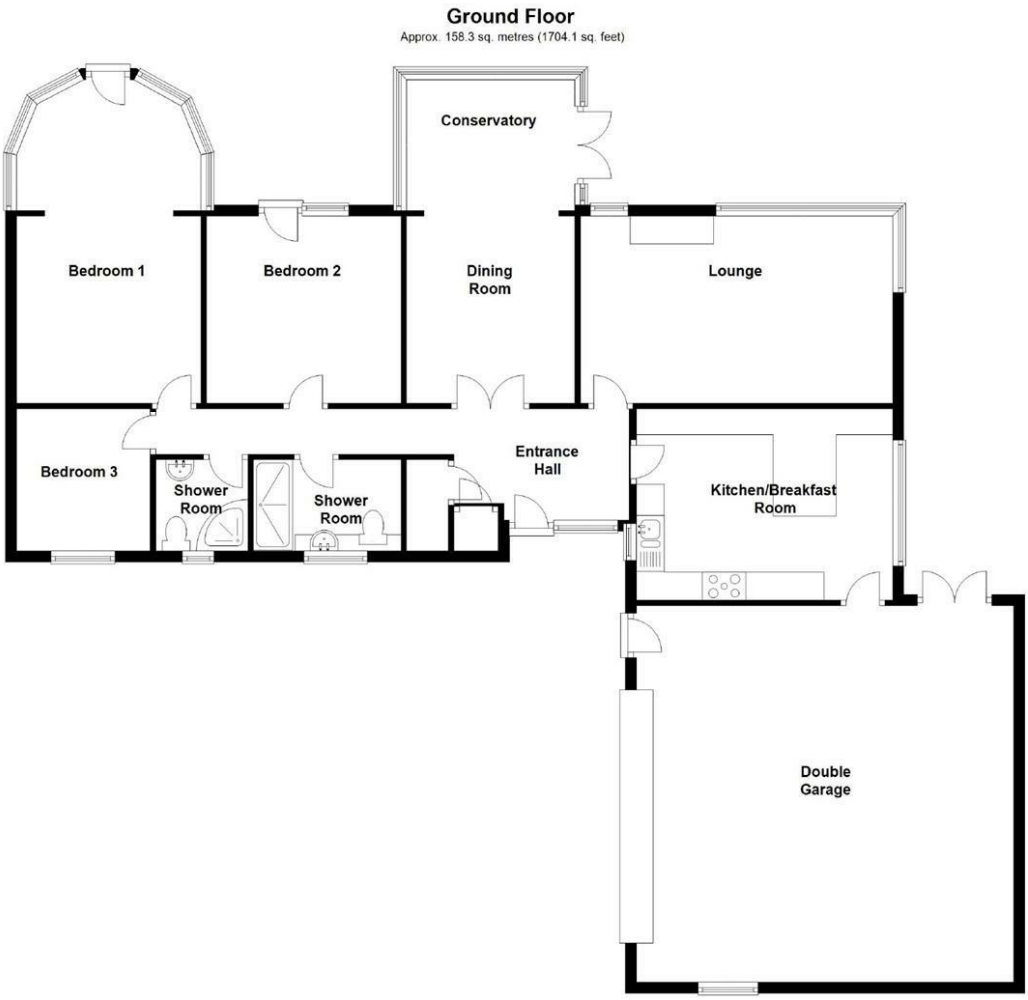
Council Tax

Band F.

Energy Performance Rating

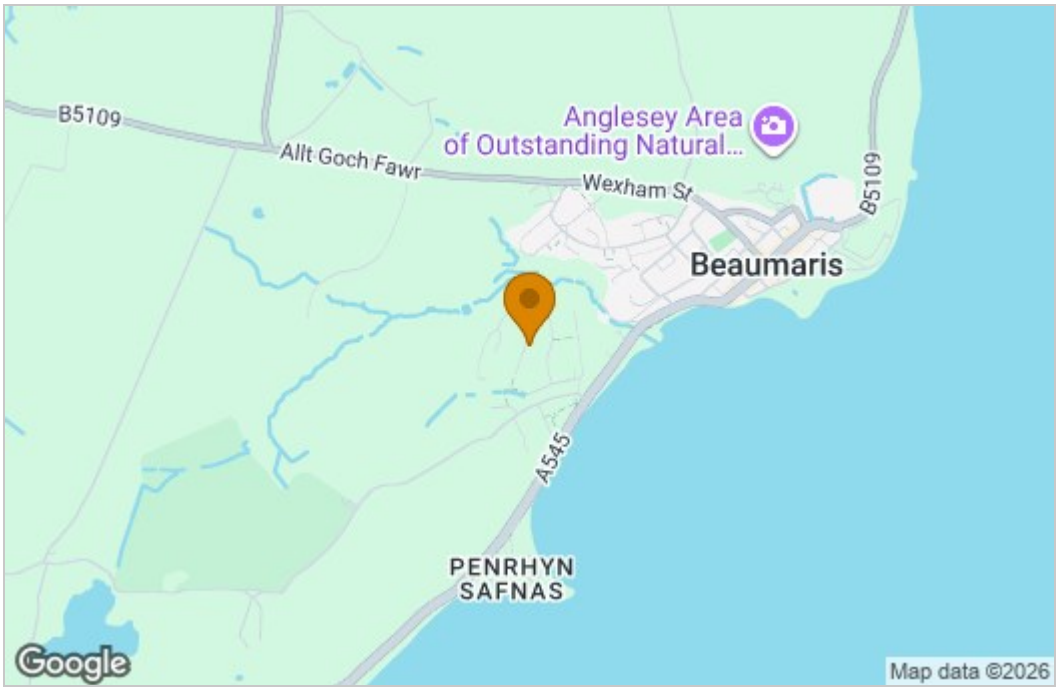
Epc Band D.

Floor Plan

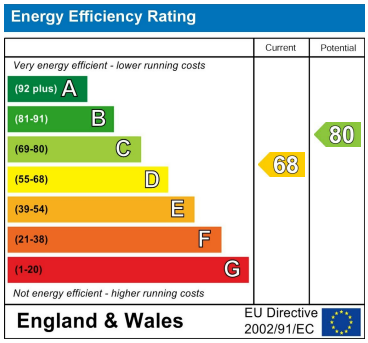


Total area: approx. 158.3 sq. metres (1704.1 sq. feet)

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