



## Bryn Y Mor West End, Beaumaris, LL58 8BG

**£425,000**

A delightful semi detached character cottage, centrally located within the town being a "stone's throw" of the sea front and enjoying excellent sea and mountain views. Bryn Y Mor offers a perfect blend of character and modern living, having been sympathetically and comprehensively refurbished throughout by the current owner over recent years. Benefiting from newly fitted gas central heating system and double glazing as well as modern kitchen, single storey extension to provide a breakfast room off, ground floor WC, first floor main bedroom with en-suite, second double bedroom and modern shower room/WC. There is a landscaped low maintenance paved front courtyard which enjoys a sunny southerly aspect over the Menai Strait towards the mountains and a private rear courtyard with pedestrian gate access. Local amenities, including shops, cafes, and schools, are conveniently close, enhancing the appeal of this lovely home. No Onward Chain - Viewing recommended to fully appreciate the quality of workmanship, location and views.

This semi-detached house in the West End of Beaumaris is sure to impress.

**Entrance Vestibule 3'5" x 3'0" (1.06 x 0.93)**

Having a composite front entrance door with double glazed window above allowing natural light. Vinyl click wood effect flooring, ceiling light and timber glazed panel door to the lounge.

**Lounge 13'7" into bay x 13'1" (4.15 into bay x 4.01)**



Having a wide front double glazed bay window, framing fine sea and mountain views with fitted internal shutter blinds. Chimney recess housing electric fire on tiled hearth with timber mantel. Staircase leading up to the first floor landing area. Contemporary vertical radiator and horizontal radiator. Mains smoke alarm and pendant light. Double opening glazed doors to the dining room.

**Dining Room 11'6" x 10'1" (3.52 x 3.09)**



PVC double glazed window to the rear elevation. Built-in under stairs storage cupboard and open recess. Wall mounted electric fire, vertical radiator and ceiling light. Door to kitchen and door to:

**Separate WC 5'2" x 2'8" (1.58 x 0.82)**

Having a modern two piece suite in white comprising of a button flush WC and pedestal wash hand basin with mixer tap and tiled splash back. Extractor fan and one down light to ceiling.

**Kitchen 9'0" x 7'5" (2.74 x 2.26)**



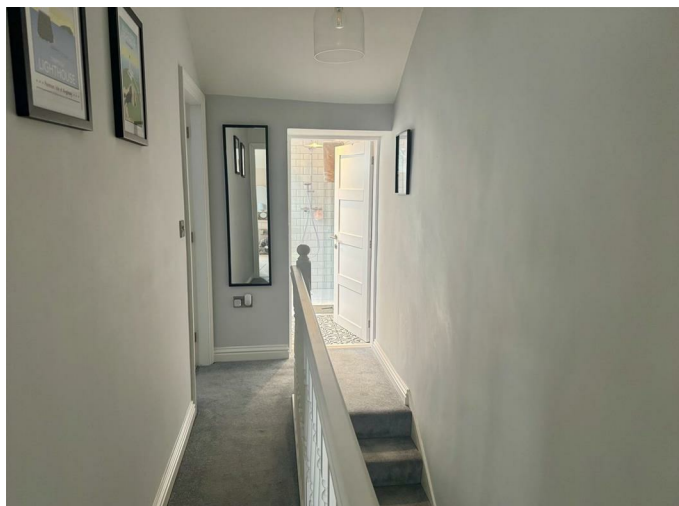
With a shaker style 'Allendale' design in dove grey fronted soft close base and wall units with brushed nickel effect knob and cup handles. Square edge Venus marble effect worktop surfaces/upstands and hob splash back. Inset stainless steel 1.5 bowl sink unit with monobloc mixer tap. Built-in fan oven, integrated ceramic hob with extractor over, eye level microwave together with an integrated fridge/freezer and slimline dishwasher. Mains heat sensor and six downlights to ceiling. PVC double glazed window to the side elevation. Opening to:

**Breakfast Room 6'9" x 8'0" average (2.08 x 2.46 average)**



With sky light, mains carbon monoxide alarm, four downlights and PVC double glazed double doors with fitted blinds opening to the rear yard area.

### First Floor Landing



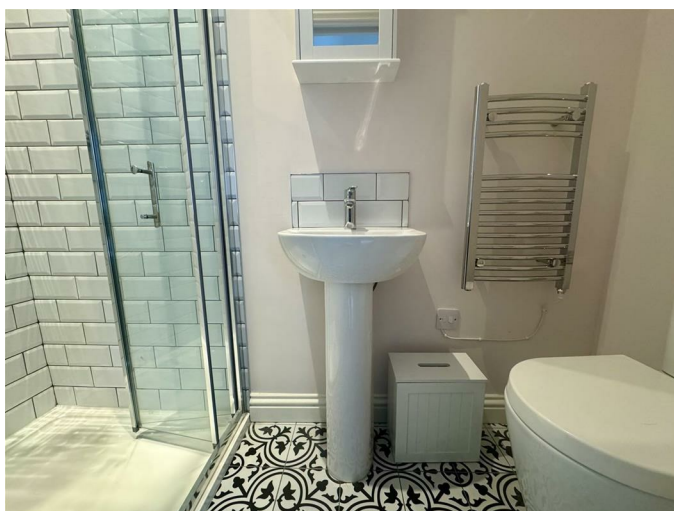
Balustrade landing area with radiator, mains smoke alarm, pendant light and ceiling hatch to insulated roof space.

### Bedroom 1 11'8" x 10'8" (3.58 x 3.26)



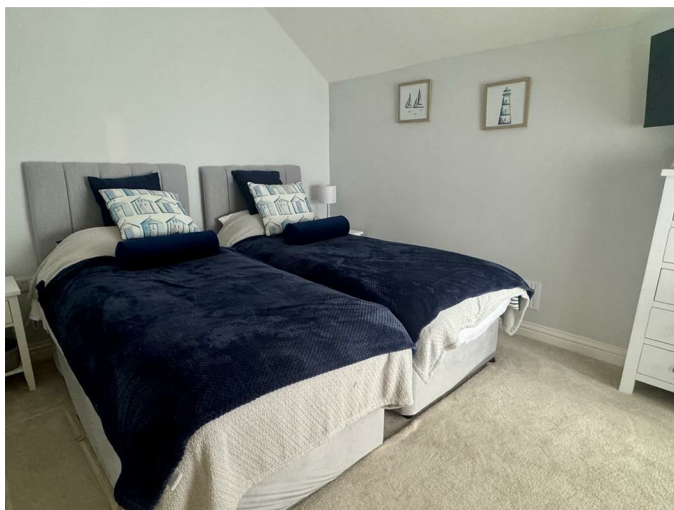
Having a front aspect window framing the superb view over the sea towards the mountains. Fitted storage cupboard, radiator and pendant light. Door to:

### En-Suite Shower Room/WC 7'8" x 2'11" (2.36 x 0.89)



Modern suite comprising fully tiled shower enclosure with thematically controlled 'Grohe' shower unit, button flush WC and pedestal wash hand basin with 'Grohe' mixer tap. Electric chrome towel radiator. Extractor fan, two downlights and tiled flooring.

### Bedroom 2 11'8" x 9'5" (3.58 x 2.88)



With rear aspect window, radiator and pendant light.

**Shower Room/WC 7'9" x 7'5" (2.38 x 2.27)**



Having a modern suite comprising of a button flush WC, fully tiled shower area with 'Grohe' thermostatically controlled shower unit, fitted vanity wash hand basin with mixer tap, tiled splash back and mirror above. Cupboard with internal shelving and housing newly fitted wall mounted 'Ideal Esprit Eco' gas combi boiler. Recess with plumbing for washing machine and space above for clothes dryer. Tiled flooring, two 'Keylite' sky light windows, electric chrome towel radiator, two wall light points, four downlights and extractor fan.

**Outside**



Well set back off the main road, access to the front low maintenance landscaped garden with tiled pathway and paved patio which has a sunny southerly position and a lovely area to sit out and enjoy the sea and mountain views. To the rear is a private walled yard area providing convenient access to the rear of the property via a security coded pedestrian gate.

**Services**

All mains services.  
Gas central heating system.

**Tenure**

Understood to be freehold and this will be confirmed by the vendors conveyancer.

**Council Tax**

Band E.

**Energy Certificate**

TBC.

Floor Plan

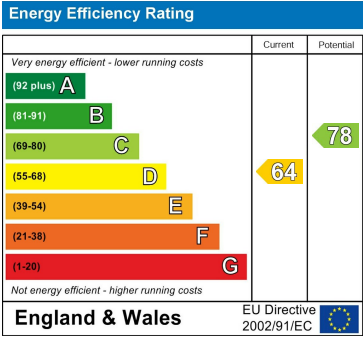


Total area: approx. 79.5 sq. metres (855.6 sq. feet)

Area Map



Energy Efficiency Graph



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