



Chaklala 71 Cae Mair, Beaumaris, LL58 8YQ

£635,000

SOLD SUBJECT TO CONTRACT BY JOAN HOPKIN ESTATE AGENTS

Enjoying a view commanding location to the upper part of this sought after residential area, the sale of 'Chaklala' offers the opportunity to acquire a beautifully presented and maintained 3 double bed roomed detached bungalow on a larger than average plot, enjoying panoramic views from Puffin Island, Beaumaris town, the pier, towards the Great Orme and Westwards over the Menai Strait towards the Carneddau mountains to the Elidir Fawr.

The bungalow benefits from mostly uPVC double glazed windows and gas central heating as well as having a paved drive to give off road parking which in turn leads to the attached garage with remote roller door. A feature of the property is the mostly level and spacious landscaped gardens with the addition of a sun room with panoramic views.

Viewing highly recommended - Available to purchase with no onward chain

Entrance

Recessed entrance area with timber paneling to ceiling, wall light point and timber framed double glazed door with side window opening to the entrance hallway.

Hallway



Spacious hallway with built-in cloaks cupboard, radiator, coving to ceiling and two pendant lights.

Breakfast Kitchen 15'5" x 10'4" (4.72 x 3.17)



Shaker style modern kitchen with quality fitted appliances to include: CDA wine cooler, Britannia gas hob with glass canopy extractor over, built-in Stoves double oven and integrated Liebherr fridge. Soft close doors and drawer units with wood effect works surfaces and tiled splash backs. Inset Carron Phoenix 1.5 bowl sink unit with boiling water mixer tap. Fifteen inset down lights to ceiling and under unit lighting. Laminated wood flooring continuing through to the utility room.

Utility Room 14'9" x 5'10" (4.52 x 1.79)



Matching units with wood effect work top and inset 1.5 bowl single drainer sink unit with mixer tap and Insinkerator food waste disposer. Integrated Bosch dishwasher and fridge/freezer. Under counter space and plumbing for washing machine. Radiator, laminated wood floor covering, five inset down lights and pendant light to ceiling. uPVC double glazed picture window to front elevation. uPVC exit door and window to the side elevation. Door to garage.

Lounge 22'10" x 11'10" (6.98 x 3.63)



A spacious lounge having a feature uPVC corner window framing the views and opening to the sun room. Attractive granite fire surround/hearth with cast iron inset and living flame gas fire. Two radiators, coving to ceiling and four wall light points.

Sun Room 13'10" x 11'6" (4.22 x 3.52)



A great addition to this property providing an additional area to sit and enjoy the panoramic sea and mountain views. Having uPVC double glazed windows to both sides and central patio doors allowing easy access to the garden area. Exposed purlins, pendant light, two radiators, telephone point and engineered oak flooring.

Bedroom 1 15'1" x 11'11" (4.61 x 3.64)



Bank of mirror fronted floor to ceiling fitted wardrobes, providing excellent storage space. uPVC double glazed window to the rear elevation framing views over the rear garden, sea and mountain views. Coving, pendant light

Bedroom 2 11'11" x 11'0" (3.64 x 3.36)



Second double bedroom with uPVC double glazed window to the rear enjoying garden, sea and mountain views. Fitted double wardrobe, bed side cabinets and drawer unit. Radiator, coving, pendant light and two wall light points

Bedroom 3 13'0" x 10'4" (3.98 x 3.15)



Third double bedroom, currently utilised as a dining room. uPVC double glazed window to the front elevation. Radiator, coving and pendant light.

Bathroom/WC 7'9" x 5'9" (2.37 x 1.77)



A modern white suite comprising: Button flush WC, pedestal wash hand basin with mixer tap and bath with mixer tap. Fully tiled walls and flooring. Chrome towel radiator, four down lights, extractor fan and uPVC double glazed frosted window.

Shower Room/WC 5'11" x 5'11" (1.81 x 1.81)



Having fully tiled walls and flooring. Modern white suite having button flush WC, vanity wash hand basin with mixer tap and corner shower cubicle with 'Aqualisa' thermostatically controlled shower unit. Chrome towel radiator, four inset down lights and extractor fan. Small timber framed frosted window.

Attached Garage 16'11" x 14'5" (5.17 x 4.41)

Having a remote roller door, power/light, water tap, over head door giving access to loft storage area and uPVC double glazed window. Floor standing 'Worcester Greenstar Highflow 440' gas condensing combi boiler.

Outside



A larger than average plot with landscaped gardens, paved driveway parking, store sheds, feature pond, patio seating area and lawned gardens with mature hedgerow to boundaries.

Tenure

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

Services

All mains services connected.
Gas central heating system.

Council Tax

Band F.

Energy Rating

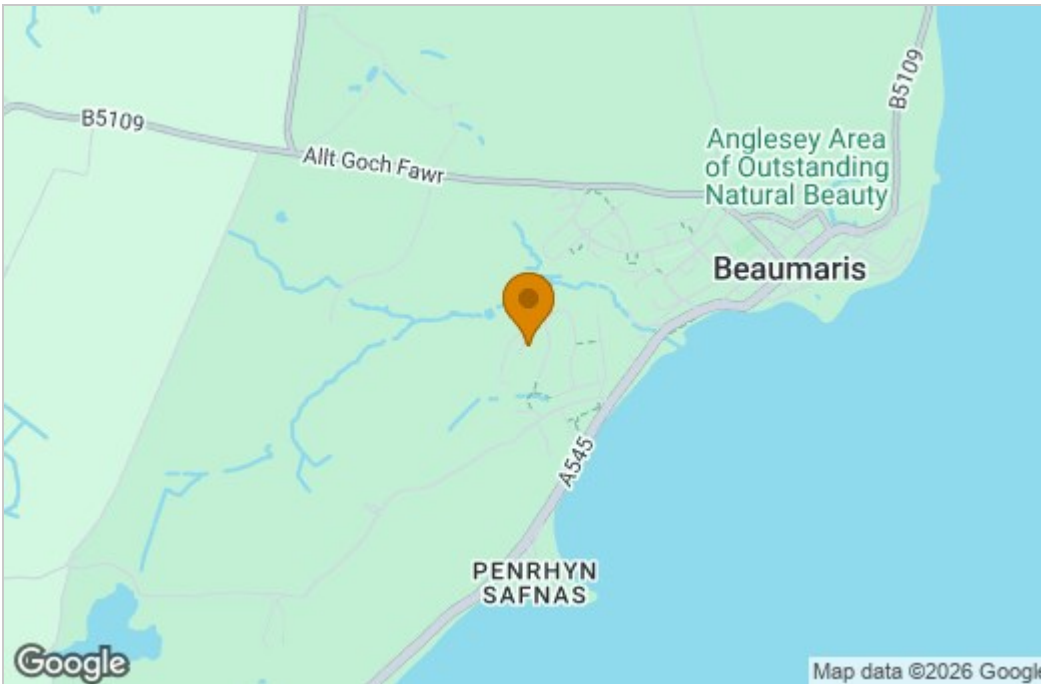
Band D.

Floor Plan

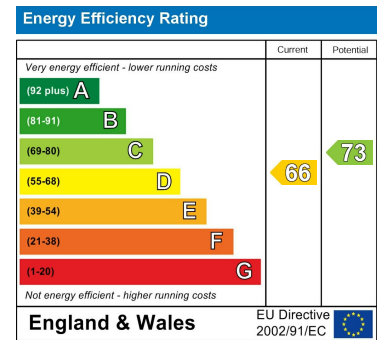


Total area: approx. 145.8 sq. metres (1569.4 sq. feet)

Area Map



Energy Efficiency Graph



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