JOAN HOPKIN
ESTATE AGENTS









Bryn Awel 56 Cae Mair, Beaumaris, LL58 8YQ

£595,000

Set on an elevated corner plot above Beaumaris, this spacious four-bedroom detached bungalow commands sweeping views across the Menai Strait towards the mountains of mainland North Wales. The views are particularly striking from the lounge, where large corner windows frame the water and mountain backdrop. The bungalow offers approximately 1,566 sq ft (145 sq m) of split-level accommodation and benefits from gas central heating and uPVC double glazing.

The entrance hall leads to a lounge extending to just over 20 feet, with a feature fireplace and a wide opening into the dining room, which enjoys its own views across the Strait. The fitted kitchen diner has an extensive range of cupboards and work surfaces with integrated appliances, room for a breakfast table and a door to the side garden. A short flight of steps from the entrance hall leads to the four bedrooms and family bathroom. The principal bedroom has corner windows overlooking the Strait and its own en suite shower room/WC. The second bedroom is currently arranged as an additional sitting room, with sliding patio doors opening onto the rear terrace. Two further bedrooms offer flexibility for family, guests or home working.

Outside, lawns extend around the bungalow, bordered by established hedges and mature shrubs. A paved rear terrace provides space for outdoor dining, while the front and side gardens make the most of the elevated position. The generous driveway provides off-road parking and leads to a spacious attached double garage with a utility area and a remote-controlled up and over door.

Beaumaris town centre offers independent shops, cafés and restaurants, along with the historic castle, pier and waterfront. The property is offered for sale with no onward chain.

Entrance Hall 11'2" x 6'5" (3.41 x 1.97)




Lounge 20'5" x 12'11" (6.24 x 3.94)




Dining Room 9'7" x 9'6" (2.94 x 2.91)



Kitchen Diner 18'0" x 9'4" (5.51 x 2.86)




Main Bedroom 14'10" x 10'10" (4.53 x 3.32)





En-Suite Shower Room/WC 8'11" x 5'3" (2.72 x 1.62)



Bedroom 2 14'3" x 10'8" (4.35 x 3.26)



Bedroom 3 10'10" x 9'4" (3.32 x 2.86)



Bedroom 4/Study 9'0" x 7'5" (2.76 x 2.28)



Attached Garage/Utility 16'7" x 15'7" (5.07 x 4.77)



Outside





The bungalow occupies a generous, elevated corner plot, with established gardens extending to the front, side and rear. The front and side lawns are bordered by clipped hedges and mature ornamental shrubs, with sweeping views over the rooftops of Beaumaris and across the Menai Strait towards the mountains of mainland North Wales.
To the rear, sliding patio doors from the second bedroom, currently used as a sitting room, open directly onto a paved terrace with space for a table and chairs. A broad lawn extends beyond the terrace, with mature boundary hedging providing a degree of screening. Paved paths lead around the bungalow, and a greenhouse and timber garden shed provide space for growing plants and storing garden equipment.
A wide tarmac driveway provides off-road parking and leads to the spacious attached garage, which has a utility area, a remote-controlled up-and-over door and a separate pedestrian door to the rear.

Tenure

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

Services

All mains services connected.

Energy Rating

Band D.

Council Tax

Band G.

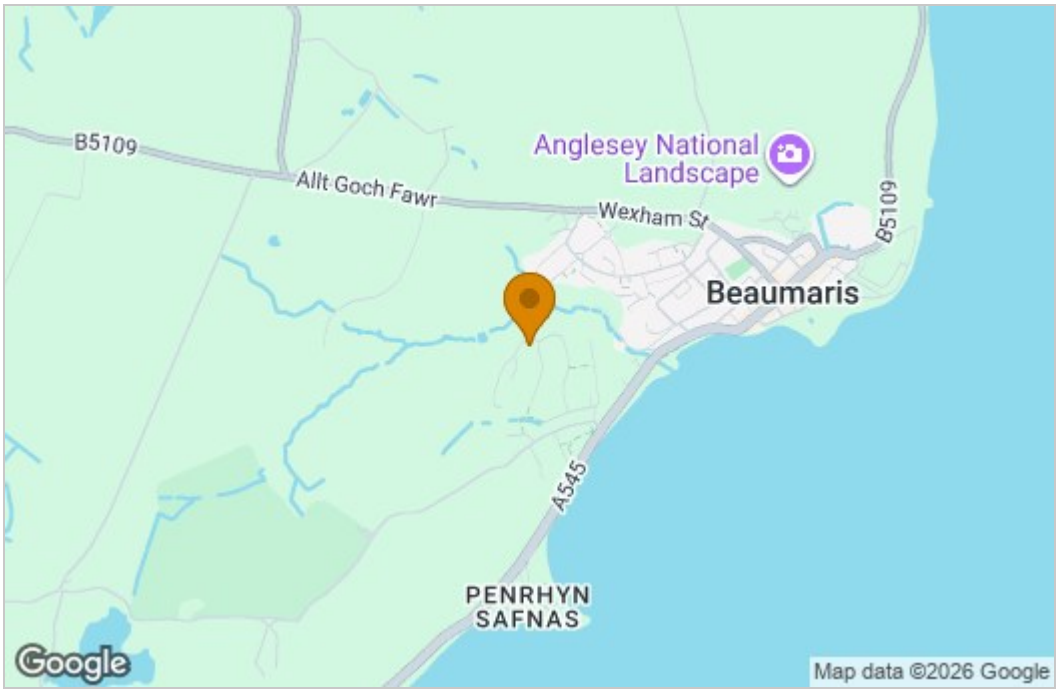
Floor Plan



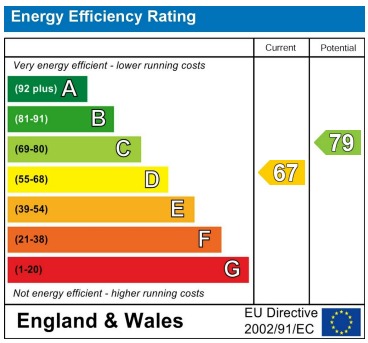
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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