



Derwen Deg 78 Cae Mair, Beaumaris, LL58 8YQ

£575,000

A substantial five/six bedroom split level family house, situated in this sought after residential area, and commanding panoramic views over the town and the Menai Strait towards the majestic Snowdonia mountain ranges as well as Llandudno and the Great Orme. The property benefits from good sized grounds backing onto woodland to the rear while other benefits include off road parking and a double garage, uPVC double glazed windows and doors, gas central heating as well as 16 solar panels.

The accommodation provides a Hall, spacious L shaped living and dining room and a fitted kitchen. There are a total of six bedrooms, one of which is used as a sitting room, another as a study and one being en-suite together with a family bathroom.

Viewing recommended to fully appreciate the location, spacious accommodation and views.

Available to purchase with no onward chain.

Entrance Vestibule

Having a uPVC double glazed front door and side window. Ceiling light. Inner door to:

Reception Hall



Having short stairs down to the lower ground floor and up to the first floor. Radiator, telephone point and access hatch to roof space.

L shaped living and dining area



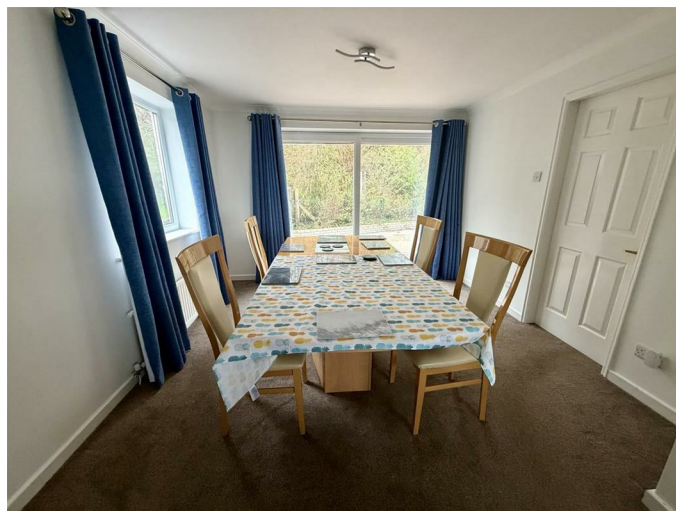
Being open plan.

Living Area 21'1" x 12'5" (6.42 x 3.78)



A naturally light room with dual aspect uPVC windows with the wide front window enjoying fine sea and mountain views. Fireplace with contemporary inset log effect gas fire, two radiators, tv connection. Large opening to:

Dining Area 10'11" x 10'4" (3.33 x 3.15)



Again a naturally light area with side window and double glazed patio door leading to a rear garden patio area. Radiator. Door to:

Breakfast Kitchen 15'4" x 10'5" (4.67 x 3.18)



Having a comprehensive range of modern base and wall units in a light cream finish extended to give a small breakfast bar area. Extensive worktop surfaces to include a 1.5 bowl stainless steel sink unit under a rear aspect window enjoying a private outlook over the rear garden. Comprehensively fitted to include a Neff eye level double oven with fitted microwave over. Samsung ceramic hob with glass/stainless steel extractor over and stainless steel splash back panel. Integrated Smeg dishwasher and integrated New World fridge/freezer. Under pelmet lighting and ceiling spot lighting. Double glazed door to the rear garden.

Lower Ground Floor

Having 7 steps down from the hallway and with a radiator and internal door to the garage.

Bedroom 5/Study 12'4" x 10'11" (3.77 x 3.34)

With fitted wardrobes and shelving. Rear and side aspect uPVC windows, one with radiator under.

Separate WC 7'3" x 2'9" (2.23 x 0.84)

WC and wall mounted wash hand basin. uPVC double glazed window and ceiling light.

Bedroom 6/Sitting Room 11'1" x 9'10" (3.37 x 2.99)

Presently used as a TV room having double glazed patio doors to the rear garden. Radiator, tv and telephone connections.

First Floor Landing

Being 6 steps up from the hallway and housing an airing cupboard with radiator and timber slatted shelving. Built-in store cupboard. Access hatch to the roof space.

Bedroom 1 10'9" x 9'5" (3.27 x 2.87)



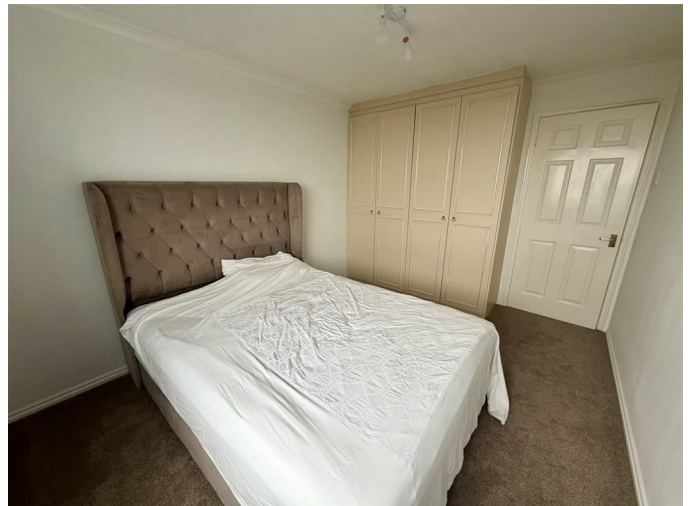
Having a wide front aspect uPVC window with radiator under to enjoy and outstanding view over the town's Castle and Pier over the Menai Strait towards the Carneddau mountain ranges and eastwards towards Llandudno and the Great Orme. Full length range of fitted wardrobes and drawers to one wall, telephone point.

En Suite Shower Room 5'4" x 4'11" (1.63 x 1.50)



Having a recessed shower enclosure with thermostatic shower control and glazed door. Vanity unit to one wall with integrated wash basin and button flush WC. Fully tiled walls and floor tiles. Chrome towel radiator, large wall mirror, ceiling down lighters and uPVC double glazed frosted window to side elevation.

Bedroom 2 12'11" x 9'2" (3.93 x 2.80)



Again with a front aspect window with radiator under to enjoy superb sea and mountain views. Fitted wardrobes to one wall.

Bedroom 3 11'0" x 8'7" (3.35 x 2.61)



Having dual aspect uPVC windows one giving views over the town towards Llandudno and the other over the rear garden and wood. Radiator.

Bedroom 4 11'2" x 9'9" (3.40 x 2.98)



With rear aspect uPVC window over looking the rear garden and woodland. Radiator.

Family Bathroom 7'11" x 5'4" (2.41 x 1.62)



Having fully tiled walls and floor with ceiling down

lighters and extractor. Modern white suite comprising a "P" shaped bath with thermostatic shower over and glazed shower screen. Vanity unit to one wall in a white laminate finish with a large wall mirror over with high level lighting/shaver point and cupboards. Integrated button flush WC. Chrome towel radiator.

Integral Double Garage 21'1" x 15'10" (6.45 x 4.84)

With two remote up and over doors, power/light, plumbing for washing machine, uPVC window and wall mounted 'Navien' gas condensing boiler.

Outside



Set back off the estate road there is off road parking for two cars in front of the integral double garage. Lawned garden to the front with shrubs and flower borders and a paved patio being a super spot to sit out to enjoy the southerly views over the sea towards the mountains and Llandudno. Access to either side leads to a delightful rear garden, enjoying a good amount of privacy and backing onto a woodland. There are two paved patio areas being a perfect spot to sit out to enjoy the evening sunshine. Good sized lawn garden with flower borders and 5 panel green house.

Services

All mains services connected.
Gas central heating system
16 solar panels fitted.

Tenure

The property is understood to be freehold and this will be confirmed by the vendors' conveyancer.

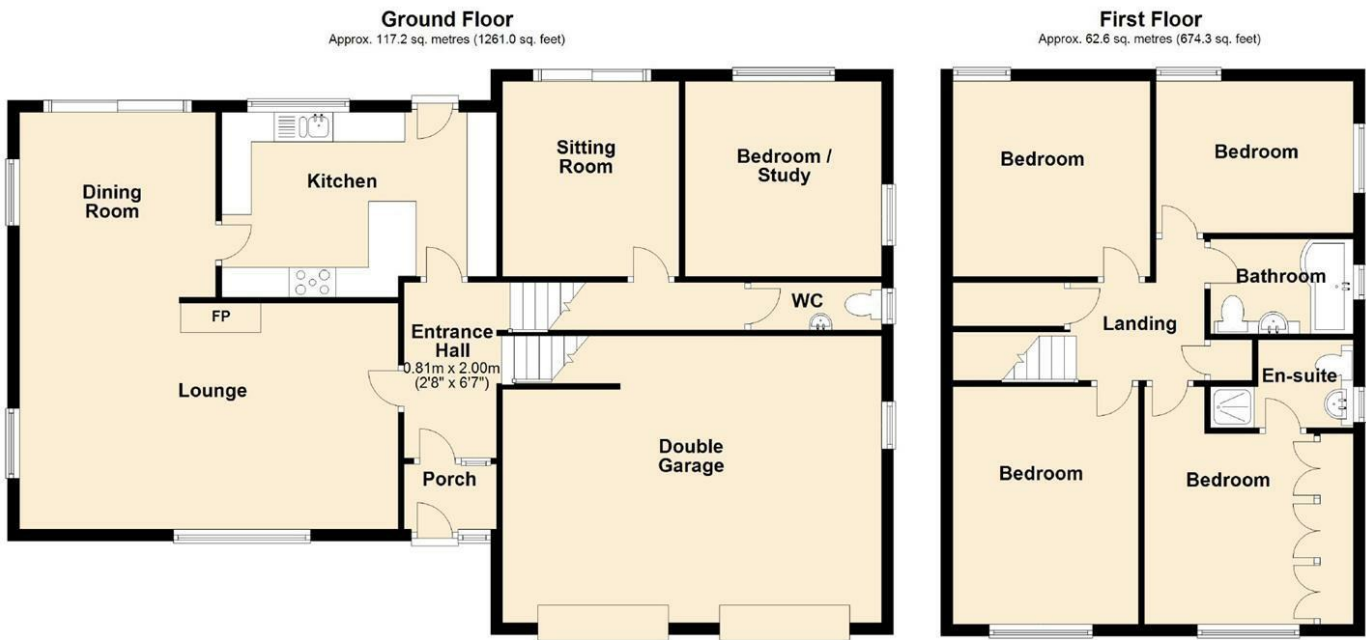
Council Tax

Band G.

Energy Performance

C.

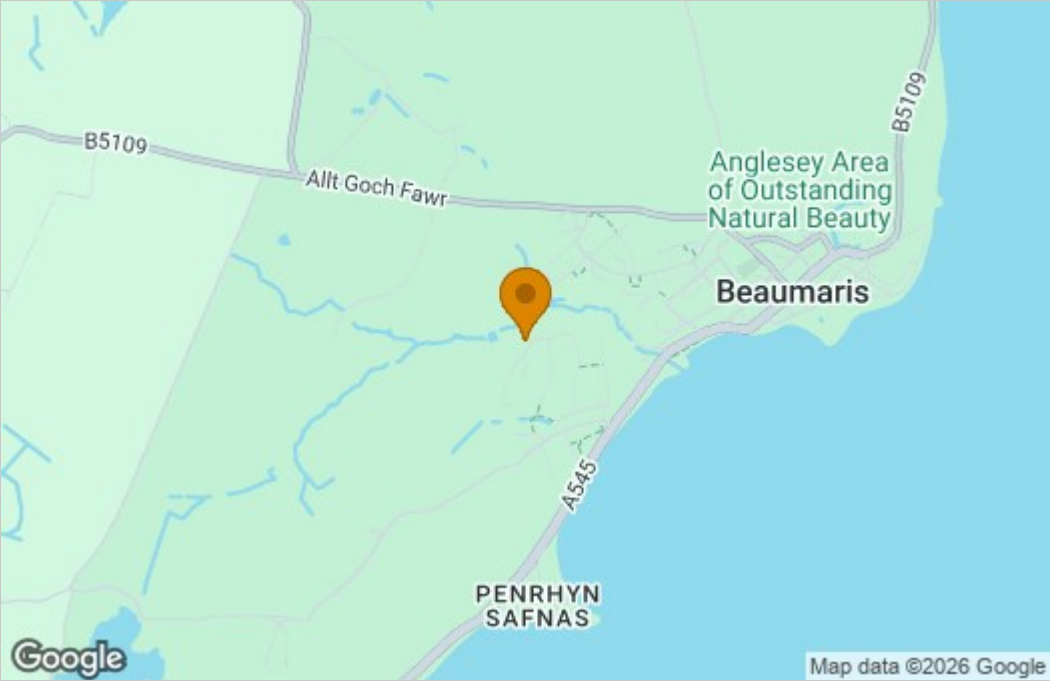
Floor Plan



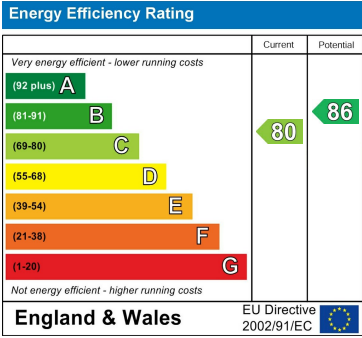
Total area: approx. 179.8 sq. metres (1935.4 sq. feet)
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

78 Cae Mair, Beaumaris

Area Map



Energy Efficiency Graph



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