JOAN HOPKIN
ESTATE AGENTS

15 The Pines

Penmon, Beaumaris, LL58 8RN

£229,950

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SALE AGREED

A detached and extended two bedroom, 2 bathroom Park Home, situated in a most envious position adjacent to the sea shore and to enjoy panoramic sea and mountain views. The Lodge enjoys one of the largest plots on this established and well regarded development in a quiet position adjacent to the Menai Strait and Coastal Path.
The bungalow has been extended by means of a small Conservatory and separate Study off the Living Room, and the remainder of the accommodation comprises of a fitted kitchen, 2 bedrooms one being en-suite, and bathroom. It has spacious gardens and off road parking for 2 cars. The bungalow is also double glazed and has a propane gas central heating system.
Well priced for a detached bungalow on the banks of the Menai Strait.

Open Porch
With pvc entrance door and side lights

Hallway
Giving access to the principal rooms and with a cloak cupboard, hatch to the roof void, radiator, telephone point.

Living/Dining Room 19'2" x 18'0" (both maximum) (5.86 x 5.50 (both maximum))
A spacious room with access to the Conservatory and Study off. Feature timber surround false fireplace with electric fire. two pendant lights and wall lights, 2 radiators, tv connection

Study 7'4" x 5'9" (2.25 x 1.76)
With a laminated floor covering, window giving fine sea and mountain views.

Conservatory 11'8" x 5'9" (3.56 x 1.76)
With double glazed surround to two sides and enjoying outstanding sea and mountain views. Sliding double glazed door gives access to a large paved paatio and the main garden area.

Kitchen 14'3" x 8'3" (4.36 x 2.54)
Having a range of base and wall units in a white timber finish with contrasting worktop surfaces and tiled surround. Integrated gas hob with extractor over and oven under. Recess for a washing machine and dryer and sink unit under a rear aspect window. Small breakfast bar with adjacent radiator and store cupboard housing a Worcester propane gas central heating system.

Bedroom 1 9'3" x 8'11" (2.84 x 2.74)
With fitted drawers and dressing area with mirror over and an additional walk-in wardrobe which gives spacious hanging and storage areas. Radiator

En Suite 5'0" x 4'11" (1.53 x 1.51)
With a corner shower enclosure with Mira thermostatic shower control. Wash basin with mirror over and light/shaver point. WC radiator

Bedroom 2 9'7" x 9'7" (2.94 x 2.94)
With fitted wardrobes and central bed recess. Fitted dressing table with mirror and light over. Radiator.

Bathroom 6'5" x 5'6" (1.96 x 1.69)
With a suite comprising of a panelled bath, wash basin with mirror and light/shaver point over, WC and radiator.

Outside
Situated at the bottom of this highly regarded Park Home development, the bungalow enjoys one of the largest plots and extends to the banks of the Menai Strait. It is spacious enough to give off road parking for 2-3 cars to the front and side. The main gardens are to the seaward side with a large paved patio off the living room Conservatory being a perfect and private spot to sit outside and enjoy the panoramic sea and mountain views. The patio adjoins a flower bed which in turn extends to a wild garden area to the seaward boundary. There is a further spacious area to the rear with Pine Trees and to include 2 timber garden sheds

Tenure
The property is located on a Park Home which are regulated by an Act of Parliament (Mobile Homes Act 2013). The tenure is a licence to perpetuity.
Only persons aged 50 or over may occupy and the property must be the owners main residence. It cannot be used as a holiday home and sub-letting is not allowed.

Charges
The annual charges are £1802.40 (payable monthly if required) and are regulated by the Consumer Price Index.

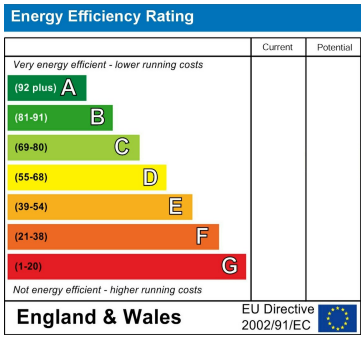
Council Tax
Band C

Energy Efficiency
Exempt property

Area Map

Floor Plans

Energy Efficiency Graph



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