JOAN HOPKIN
ESTATE AGENTS









28 Cae Mair, Beaumaris, LL58 8YN

£562,000

A recently modernised and extended detached three/four double bedroomed, three bathroom bungalow, having a favoured position on a small cul de sac at the lower side of the estate, and enjoying panoramic sea views to the front over the town, towards the Great Orme and the Snowdonia mountain ranges. Designed and adapted to give two separate living areas at either end of the bungalow, the accommodation is suited for a buyer requiring a second reception room or fourth bedroom for a relative with a central connecting and refitted kitchen. The bungalow provides two living rooms, a refitted Wren kitchen, three/four double bedrooms (two of which are ensuite), and an attic Hobbies room with fixed staircase access. Ample off road parking and gardens all around with two decked patios and Summer House. Gas central heating and double glazing. Well worthy of inspection.

Spacious Hall 12'6" x 6'0" (3.80 x 1.82)

Having a PVC double glazed front door and side panel, radiator, telephone point, timber laminate flooring.

Lounge 19'11" x 11'4" (6.09 x 3.47)



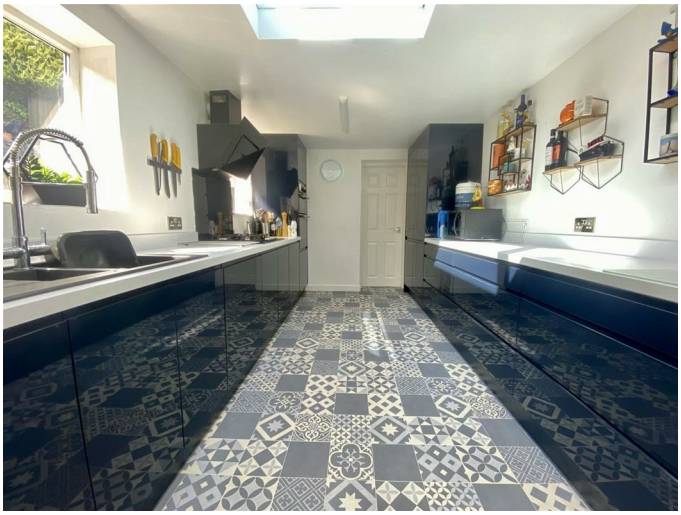
Having a large wide (10'10") front picture window to frame the panoramic south easterly views of the Pier, Menai Strait and mountains beyond. Tilt and slide patio door giving level access to a spacious patio area to the side. Coved ceiling with two pendant lights, tv connection,

Dining Room 11'9" x 11'7" (3.60 x 3.54)



Being essentially open plan with the kitchen, and with a double glazed patio door to the rear. Fixed staircase to the attic room, radiator, telephone connection. Wide opening to:-

Kitchen 14'7" x 8'11" (4.47 x 2.72)



Having been refitted in 2022, in an extensive range of base units by Wren, and in a high gloss navy finish with contrasting white speckled worktop and upstand surfaces. Integrated 5 ring gas hob with contemporary extractor over and eye level double oven. Integrated dishwasher and space for a fridge/freezer. The units include larder style cupboards with bin store and pan drawers. 1.5 bowl sink unit with monobloc tap under a rear aspect window, complimented by a large atrium style roof light (self cleaning glass) to give excellent natural daylight.

Utility Room 15'6" x 5'1" (4.74 x 1.55)



Having a long worktop surface with space under for a washing machine and with a sink unit, base and wall cupboards. Tiled floor, Worcester gas fired central heating boiler, double glazed outside door to the front.

Sitting Room/Potential Bedroom 4 16'8" x 9'10" (5.10 x 3.02)



Being at the far end of the bungalow adjacent to Bedroom 2 and a bathroom, to give an independent living area if required. Extra wide outside access door to a spacious patio area. Scratch resistant timber flooring, dual aspect windows, two radiators. Entertainment wall cabinet for the TV and wall display cabinets.

Bedroom 1 11'5" x 10'11" (3.48 x 3.35)



In a Suite style with adjoining en-suite and walk in dressing room. Rear aspect window with radiator under and wall mounted TV connection. and having a large fitted mirror wardrobe, provided to dressing room and radiator.

En-Suite 8'3" x 6'2" (2.53 x 1.88)



With a recently refitted suite to include a wide walk in shower enclosure with glazed shower screen and thermostatic shower control. Wash basin with mirror/light over, WC. Wall cabinet, radiator and further towel radiator.

Bedroom 2 13'2" x 9'1" (4.02 x 2.79)



Having a front aspect window giving very fine sea and mountain views and with radiator under. Full length wardrobes to one wall, tv connection.

Bathroom/Shower Room/WC 7'10" x 6'10" + recess for shower (2.40 x 2.10 + recess for shower)



To the rear of the Sitting Room to give an independent living area suitable as a Granny Annex if required.
A Modern suite comprising: Shower enclosure with thermostatic shower and glazed doors. Newly installed bath with chrome mixer tap and hose attachment. Vanity wash hand basin and fitted button flush WC. Touch mirror/light over. Two PVC double glazed windows, tiled flooring and splash backs, towel radiator, two extractor fans and three inset downlights.

Bedroom 3 8'11" x 8'7" (2.73 x 2.63)



Double bedroom with radiator, Front aspect window. Partitioned WC.

Attic Room 17'4" x 11'1" (average) (5.30 x 3.40 (average))

Ideally suited as a Hobbies Room with good headroom and Velux window giving panoramic views. Power and light provided.
Door opening to a further floored and spacious storage area again with good headroom, light and wall shelving.

Outside





A tarmacadam drive gives off road parking for several cars.
To the Western gable is a spacious timber decked patio enjoying a delightful sunny southerly aspect being a Sun trap, with access off the Lounge, and with fine views and bounded by a small rockery area.
To the far gable side is a further decked patio with delightful views of the Great Orme and to include a

Summer House 2.9m x 2.3m with power and shelving, and external power point as well as water tap.
Low maintenance stone paved rear garden, being well screened by mature hedging to include a level slate paved patio which previously housed a Hot Tub with panaromic views.

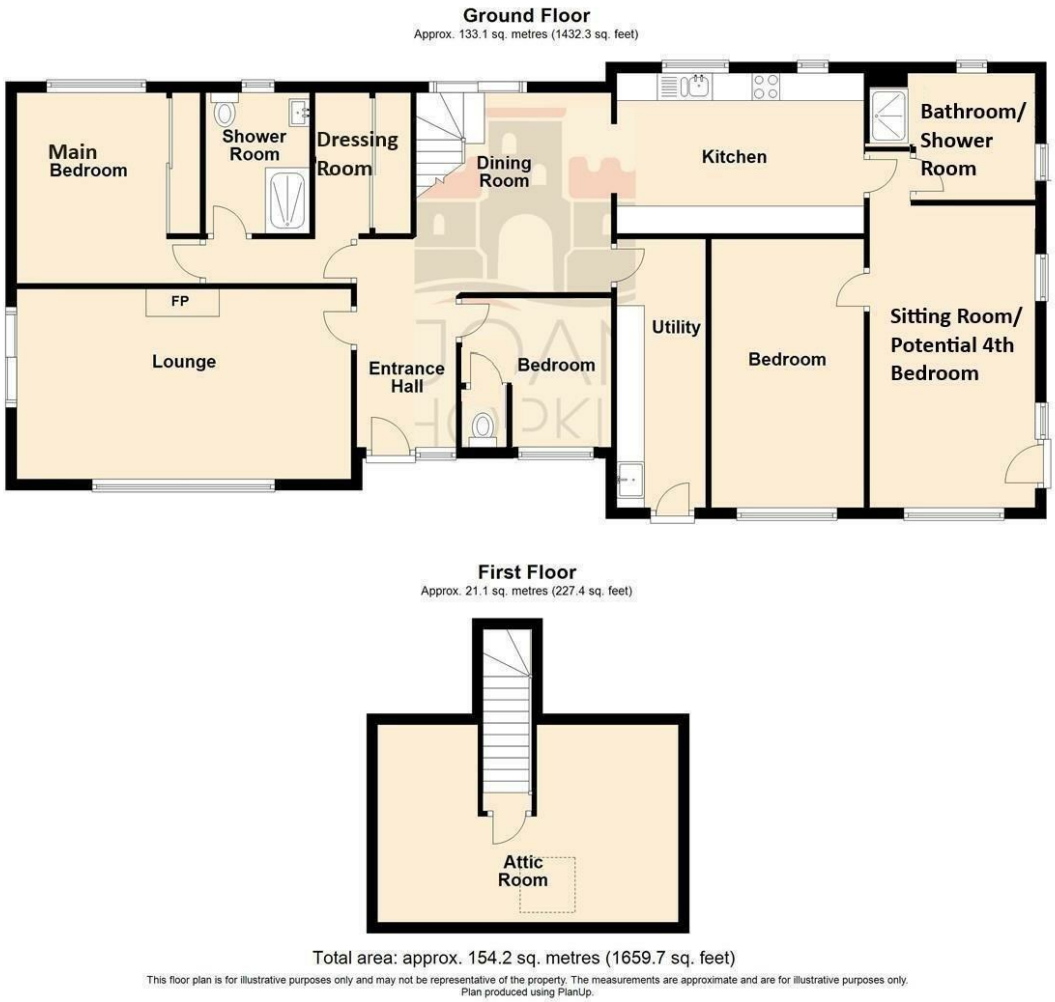
Services
All mains services .
Gas fired central heating.
Pvc Double Glazed windows and doors.

Tenure
The property is understood to be Freehold and this will be confirmed by the Vendors' conveyancer.

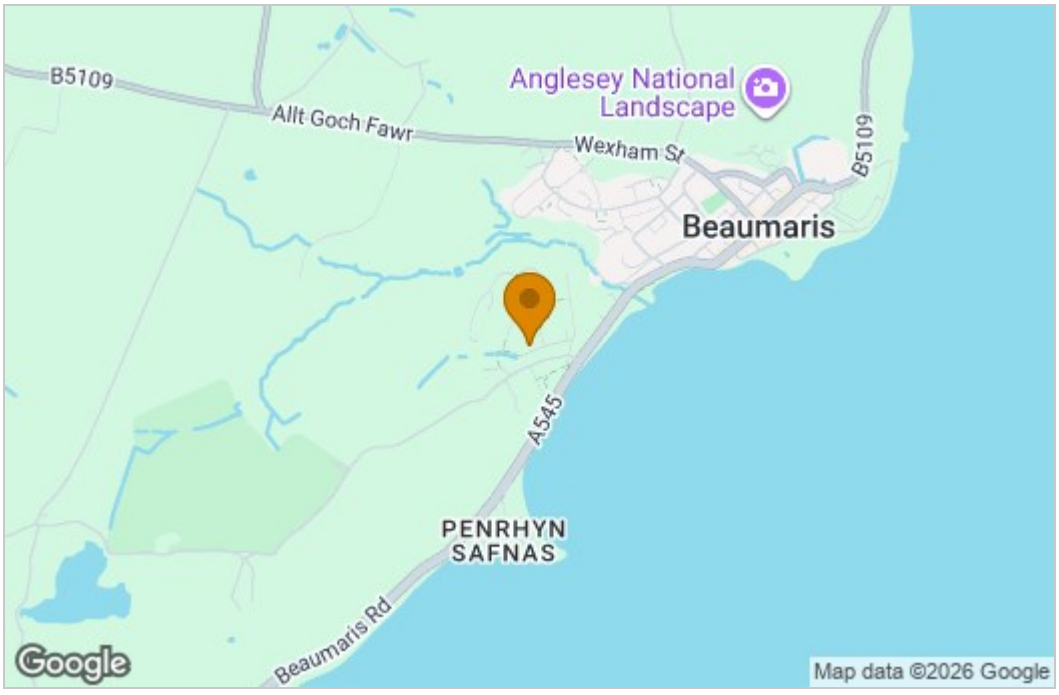
Council Tax
Band F

Energy Efficiency
Band D

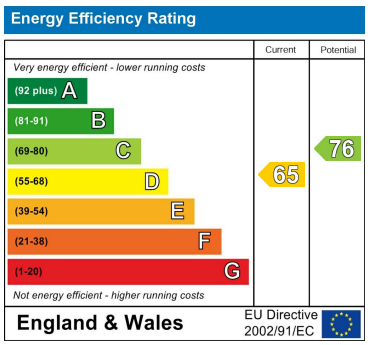
Floor Plan



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.

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