JOAN HOPKIN
ESTATE AGENTS









1 The Pines , Beaumaris, LL58 8RN

£139,950

SALE AGREED

A well positioned detached chalet bungalow on an established Park Home development, on the banks of the Menai Strait, being a 5 minute walk to the coastal path and beach. Having two bedrooms, garden and off road parking, the property is ideally suited for retirement in this popular coastal location with sea and mountain views. Approximately 3 miles to the popular and historic tourist town of Beaumaris and 2 miles to the village of Llangoed.

Hallway

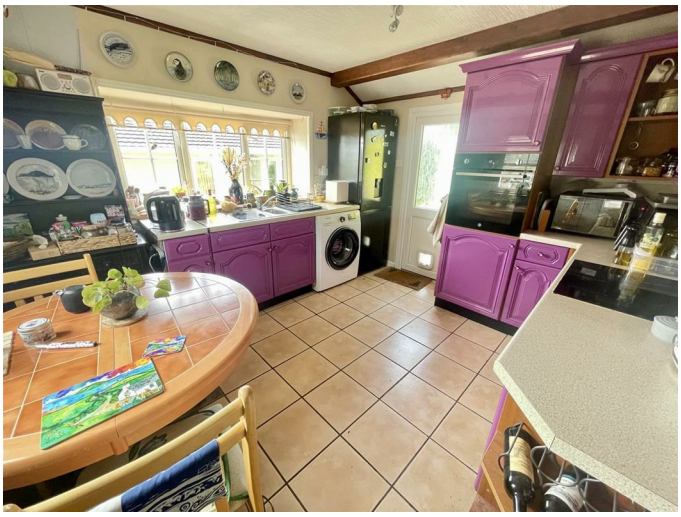
Having a double glazed entrance door, recently laid timber laminated floor covering, cloak cupboard and separate airing cupboard with cylinder, storage heater, hatch to the roof space.

Living Room 13'6" x 11'8" (4.13 x 3.56)



Having a timber surround fireplace with coal effect propane gas fire on a tiled hearth. Recently laid timber flooring, Dual aspect windows and french style double glazed doors to the rear garden. Storage heater and tv connection.

Kitchen Diner 11'7" x 10'3" (3.55 x 3.13)



Having a range of base and wall units in a painted timber finish with worktop surfaces and a 1.5 bowl stainless steel sink unit under a side aspect window. Recently fitted oven and hob (2024) with concealed extractor over. Space for a washing machine, plumbing for a dishwasher, space for under counter fridge and freezer. Display shelving, tiled floor, electric panel heater, telephone point. Double glazed outside door.

Bedroom 1 9'8" x 7'9" (2.97 x 2.37)



Having full length fitted wardrobe/cupboards to one wall and fitted cupboards to the other, wall mounted electric heater.

Bedroom 2/Study 7'8" x 6'4" (2.35 x 1.95)



With a fitted wardrobe, wall shelving, storage heater.

Shower Room/WC 6'3" x 5'5" (1.93 x 1.66)



Having fully tiled walls, corner shower enclosure with glazed door and Mira electric shower control.

Wash basin in a vanity cupboard with large mirror over. WC electric towel radiator and wall mounted fan heater.

Outside




Small gravelled area to the front and access to both sides to a good sized and low maintenance paved garden area to the rear.
Recently installed "Hully Pod" with timber decking to the front, and with power and light, and double glazed entrance door and window to the rear.
Timber garden shed with power and light.
Spacious area to the side to give off road parking for 2 cars, with electric charging point.
Agents Note: The Hully Pod is included at the asking price; otherwise it is by negotiation.

Services

Mains water, drainage and electricity. Propane gas. Electric heating.

Council Tax

Band C

Tenure

The property is located on a Park Home Development 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.
Annual charges of £1802.40 (2026/27) regulated by the Consumer Price Index

Floor Plan



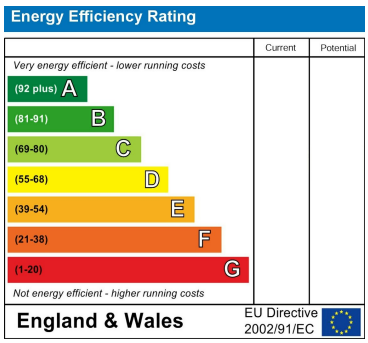
Total area: approx. 50.3 sq. metres (541.6 sq. feet)

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.

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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