



Min Y Don West End, Beaumaris, LL58 8BG

Offers In The Region Of £925,000

A most elegant and distinctive double fronted Grade 2 Listed Victorian townhouse, prominently positioned on Beaumaris sea front, to enjoy panoramic views over the Menai Strait and Snowdonia mountains. Additional attractive features are the spacious rear gardens which extend to Rosemary Lane together with its own detached garage and further off road block paved parking area. The property enjoys many features of historical interest such as 3 bay frontage, deep bracketed eaves cornice and Tuscan surround entrance and is well worthy of its Grade 2 listing.

The spacious accommodation provides for a grand entrance hall leading to a 26' living room with fine views. Separate front dining room, breakfast kitchen with utility room and ground floor cloakroom with WC. To the first floor are 4 double bedrooms and fifth bedroom presently used as a Study.

A rare opportunity to acquire one of the Beaumaris' most prominent sea front residences.

Entrance Vestibule

With slate stepped entrance and hardwood front door with Tuscan pilaster surround. High ceiling with original cornice surround. Outstanding original inner door with leaded glazing surround.

Reception Hall



Very much in keeping with the style of the residence with original wide staircase to the first floor with curved handrail, ceiling cornice, Victorian style radiator.

Lounge 26'0" x 14'2" (7.94 x 4.33)



Formerly two rooms with a wide central arched opening, and with a feature front bay window framing the view over the Menai Strait towards the mountains, and with two radiators either side. To compliment the natural light available to the room are glazed French doors to the rear with access to the rear garden. with shutters. To the front sitting area is a marble stone surround fireplace and hearth housing a gas fire and with two alcoves either side. To the rear of the room are two further alcoves with original cupboards and shelving. Radiator and original ceiling cornices.

Dining Room 15'10" x 13'8" (4.83 x 4.19)



Again with a wide front aspect window giving panoramic sea and mountain views. Wall mounted gas fire with alcoves to either side, original ceiling cornice, door to:-

Kitchen/Breakfast Room 15'4" x 11'1" (4.69 x 3.39)



Having an extensive range of base and wall units to 3 sides in a light oak style finish with worktop surfaces and tiled surround. Integrated electric hob with oven under and a further Zanussi gas cooker. Stainless steel sink unit under a rear aspect window and dishwasher. Original cupboard with shelves over, radiator.

Utility Room 9'5" x 6'10" (2.88 x 2.10)



With worktop surface with Belfast sink and space for a washing machine and tumble dryer. Wall shelves and door to the rear garden. There is a hatch that leads to a floored Attic Room with good headroom and window and giving good storage facilities.

There are double opening doors from the Utility Room to:-

Walk in Pantry 6'11" x 4'5" (2.11 x 1.37)

Having shelving all around providing good storage.

Rear Hallway

With understairs cupboard and outside door to the garden.

Cloak Room 10'11" x 6'8" (3.35 x 2.04)



Having two spacious cupboards giving good storage as well as a further coat cupboard. WC, wash basin and radiator.

Bathroom 10'11" x 6'11" (3.35 x 2.13)



Having tiled walls and floor and with a white 4 piece suit comprising of a panelled bath, wide shower enclosure with electric shower control, wash basin with large wall mirror over and adjacent shaver point, WC, radiator.

Main Landing



Giving access to the bedrooms and with radiator.

Bedroom 1 14'7" x 13'11" (4.45 x 4.26)



With a tall front aspect window giving glorious sea and mountain views and with radiator under. Wash basin in a vanity cupboard with mirror and light over. High ceiling with cornice.

Bedroom 2 13'10" x 12'11" (4.22 x 3.94)



Again with a tall front aspect window framing the sea and mountain views, and with Victorian style radiator under. High ceiling with cornice, wash basin in a vanity cupboard with mirror and light over.

Bedroom 3 14'9" x 11'3" (4.51 x 3.44)



Having a rear aspect window overlooking the rear garden. Wash basin in a vanity cupboard with mirror and light over, radiator. Built in traditional wardrobe.

Bedroom 4 11'4" x 10'7" (3.47 x 3.23)



Another double bedroom with rear aspect window overlooking the garden, wash basin with mirror and light over, radiator. On the entrance to this Bedroom is a spacious walk in airing cupboard with shelving.

Bedroom 5 9'10" x 9'9" (3.00 x 2.98)



Presently used as a Study/bedroom with tall front aspect window with glorious views and Victorian style radiator under. High ceiling with cornice.

Outside



A rare feature of Min y Don is the spacious and well tended garden to the rear of the property. The garden has a wealth of shrubs and flower beds as well as lawned areas, soft fruits and pear trees. There is also a paved patio adjacent to the living room French doors with westerly outlook to enjoy the evening sun. In addition there is an outside store shed and another housing a Worcester gas fired central heating boiler. Included is a bespoke Greenhouse 5m x 3m with raised planting beds and central walk way.

Garage 18'8" x 12'5" (5.7 x 3.8)



With vehicular access off Rosemary Lane giving access to a very spacious stone built Garage to give parking and mezzanine providing additional storage space, while there is a further brick paved area to give additional off road parking.

Services

All mains services connected.
Gas fired central heating system.

Tenure

The property is Freehold and this will be confirmed by the Vendors' conveyancer.
The property is a Grade 2 Listed Building.

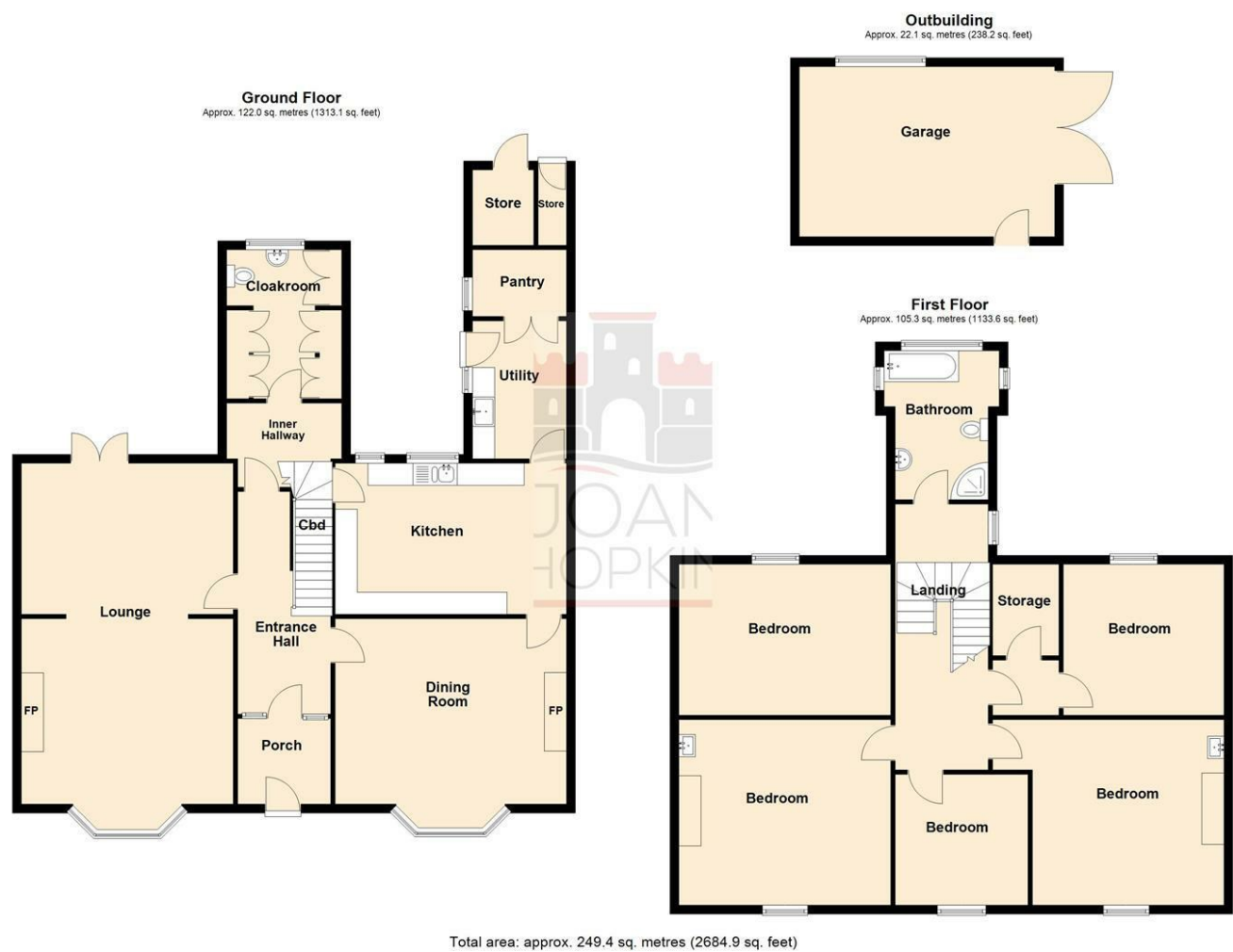
Council Tax

Band F.

Energy Efficiency

Band D.

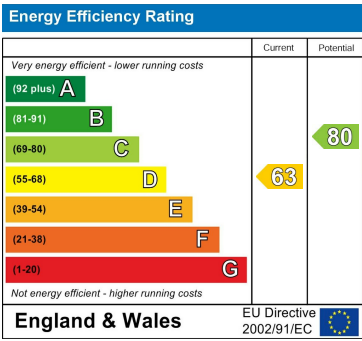
Floor Plan



Area Map



Energy Efficiency Graph



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