JOAN HOPKIN
ESTATE AGENTS









Apartment 8B West End, Beaumaris, LL58 8BD

Auction Guide £180,000

NOW SOLD AT AUCTION

SOLD Through Online Auction - 28th of October 2026.
A superbly positioned first floor apartment, situated in the sought after West End area of the town, and enjoying far reaching southerly views to the front over the Menai Strait, towards the town's Pier and Gallows Point, as well as enjoying a panoramic vista of the Snowdonia mountain ranges. The well proportioned accommodation provides for a lounge which has 3 windows to maximise the views, a spacious kitchen/dining room, two double bedrooms and a modern bathroom. A special feature is an off road parking area to the side. The property has gas central heating and most worthy of inspection.

Common Porch & Entrance
With staircase to the first floor Apartment and the one above.

Private Hall
With oak flooring, entry phone.

Living Room 18'8" x 14'2" (both maximum) (5.69 x 4.34 (both maximum))




A delightful and naturally light living area having a total of 3 windows to include a wide bay window which gives panoramic views over the nearby Menai Strait towards the Pier, Gallows Point all under the back drop of the Snowdonia mountain ranges. Oak flooring, attractive light marble fireplace surround with cast iron inlay and slate hearth. Original high ceiling cornices and picture rails.
Arched opening into a reading alcove, 2 radiators, tv connection.

Kitchen/Dining Area 12'11" x 12'7" (3.95 x 3.85)



Having an extensive range of base and wall units in a cream timber finish with contrasting solid timber worktops, which have been significantly extended to give a spacious breakfast bar and storage area. Recess for a Belling 5 ring gas cooker range with extractor over, fitted dishwasher, wine rack and plate shelving. 1.5 bowl ceramic sink unit with monobloc tap under a rear aspect window. High ceiling with down lights, radiator.

Bedroom 1 13'9" x 13'3" (4.21 x 4.06)



Having a wide front aspect window giving glorious sea and mountain views. Painted slate fireplace surround with tiled inlay, radiator, picture rail.

Bedroom 2 12'1" x 9'1" (3.69 x 2.79)



With rear aspect window, radiator, picture rail.

Bathroom 8'6" x 4'3" (2.61 x 1.30)



Upgraded to include a jacuzzi bath with thermostatic shower over and glazed shower

screen. Wash basin with large mirror over and shaver point. WC, towel radiator, fully tiled walls.

Store Room/Study 9'8" x 8'7" (2.97 x 2.64)



Situated on the opposite side of the entrance landing and suitable as an occasional bedroom with oak flooring, radiator, wash basin. Gas central heating boiler.

Outside



The Apartment has access through a communal side yard also a communal small rear yard and access.

Services

Mains water, drainage, gas and electricity.
Gas central heating system.

Tenure

The property is Leasehold and held on a 999 year lease from 9th January, 2020. It is understood that the ground rent is Peppercorn.
Each of the 3 flats are responsible for paying their share of the insurance premium.

Council Tax

Band F.

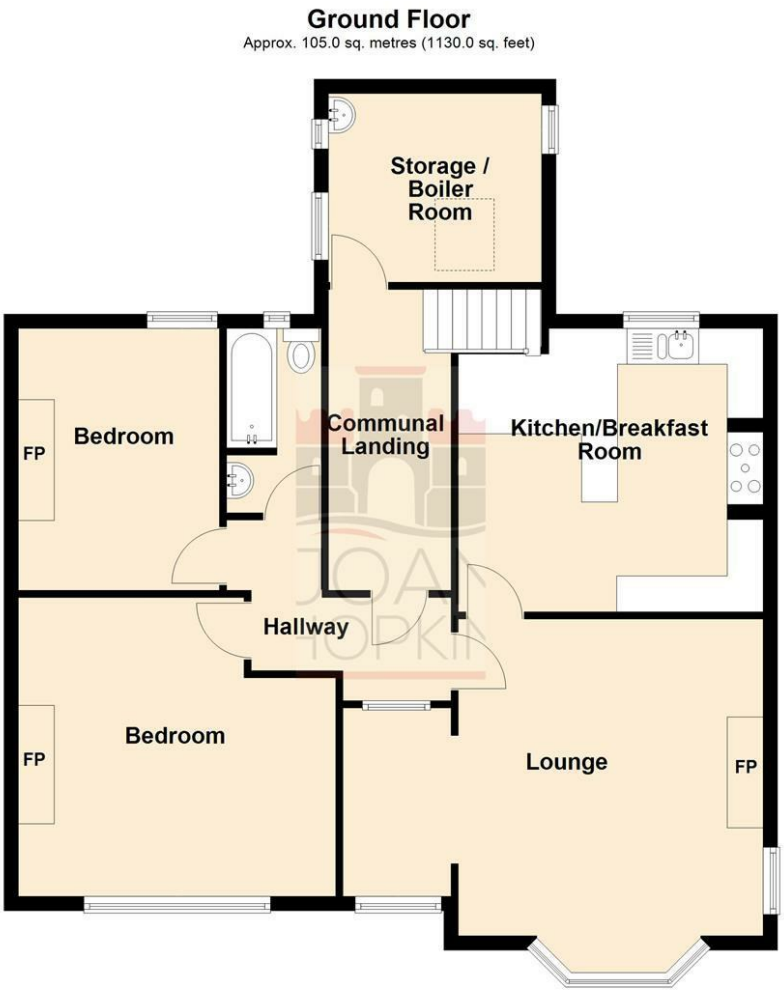
Energy Efficiency

Band D.

Viewing

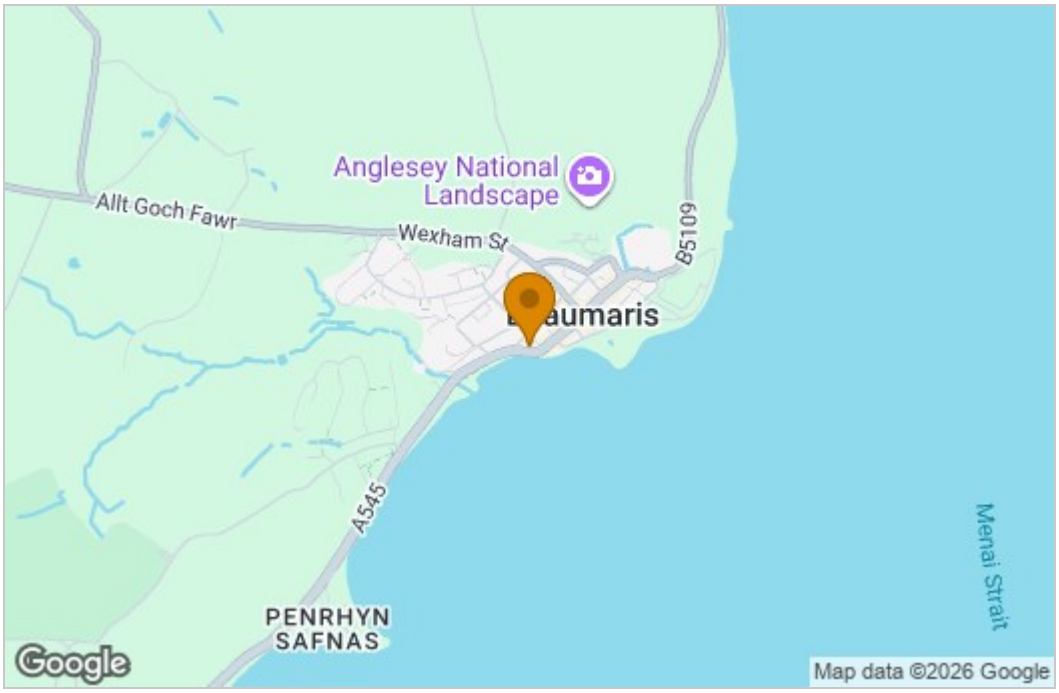
Please contact Joan Hopkin Estate Agents, the local selling agent, for viewing arrangements and further property information.
Auction registration, bidding details and the legal pack will be available through Town & Country Property Auctions.

Floor Plan

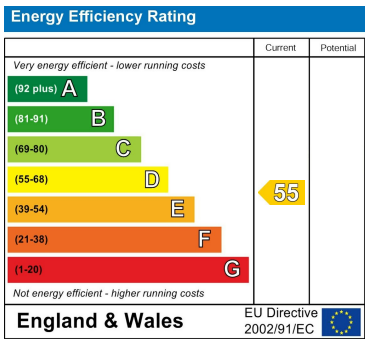


Total area: approx. 105.0 sq. metres (1130.0 sq. feet)

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.

Tudor Rose, 32 Castle Street, Beaumaris, Sir Ynys Mon, LL58 8AP
Tel: 01248 810847 Email: enquiries@joan-hopkin.co.uk https://www.joan-hopkin.co.uk