



## **Eryri 47 Cae Mair, Beaumaris, LL58 8YN**

**£645,000**

A well presented split level detached bungalow, situated within a private corner plot on this sought after estate and enjoying panoramic 180 degree sea and mountain views, from Puffin Island and Llandudno to the east, westwards towards the Carneddau mountains and as far west as Moel Eilio. The accommodation briefly comprises of: Entrance hall, lounge with double doors opening to the open plan kitchen diner with fitted appliances, utility room, four double bedrooms, modern family bathroom and main bedroom with modern en-suite. Furthermore, there is a lower ground floor with two further double rooms which are currently utilised an additional TV room and home office/hobbies room, alternatively they could be used to provide up to six bedrooms if required. The property benefits from a gas central heating system, double glazed windows and doors, landscaped gardens as well as a large garage.

Viewing a must to fully appreciate the location, accommodation and views this property has to offer.

## Entrance Hall 11'5" x 5'10" (3.49 x 1.78)



Having a PVC double glazed entrance door and side window, Karndean timber effect floor covering, radiator, telephone point, coving and ceiling light.

## Lounge 20'9" x 10'11" (6.33 x 3.34)



A wonderfully light room benefitting from excellent natural day light from a large corner picture window which frames the southerly aspect views over the town and Pier, and over the Menai Strait towards Puffin Island, the Great Orme, Carneddau mountains and even as far westwards as Moel Eilio. A stone open fireplace and hearth gives a central focal point, while there are pine panelled ceilings, with two ceiling light points. Two radiators, tv connection and mains optical smoke alarm. Double opening doors to:

## Dining Kitchen 20'8" x 12'10" (6.30 x 3.90)



Having an open plan design with the dining area to the front and all with Amtico flooring.

The spacious kitchen area has an extensive range of base and wall kitchen units in a solid timber finish with ample worktop surfaces and tiled surround. Franke one and a half bowl stainless steel sink unit and stainless steel monobloc tap under a side aspect window giving sea views. Built in Miele oven/grill with an integrated Samsung hob with Neff extractor over, Sharp fridge freezer and integrated Bosch dishwasher. Breakfast bar with stools to seat four persons. Telephone point, radiator, seven inset downlights, ceiling light point, mains heat & carbon monoxide alarm.

The front dining area has a large picture window that frames the panoramic sea and mountain views and with radiator under.

## Utility Room 8'9" x 5'10" (2.69 x 1.79)

Fitted base and wall units, space and plumbing for a washing machine and dryer. Work top with inset stainless steel sink unit. Vaillant wall mounted gas combi boiler. PVC double glazed picture window and exit door. Mains optical smoke alarm, consumer unit and ceiling light.

## Inner Hall

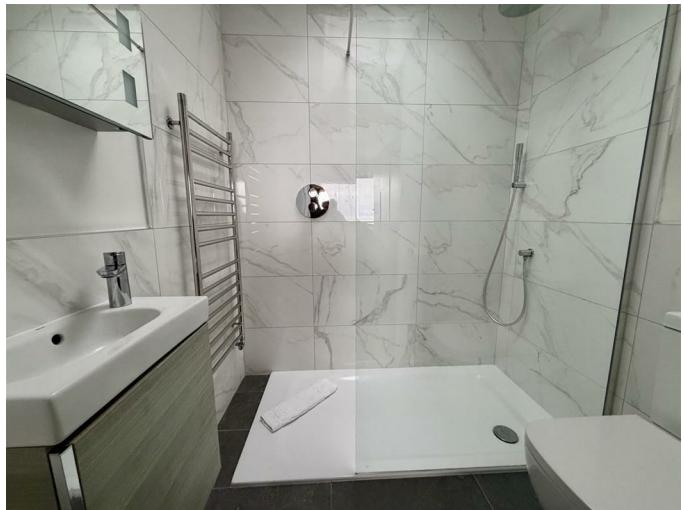
Giving access to the principal bedrooms. Mains optical smoke alarm, four inset downlight, and access hatch to roof space.

## Main Bedroom 1 11'5" x 10'10" + recess (3.50 x 3.31 + recess)



Large easterly aspect corner window to maximise morning sunshine and to give fine views over the town sea and towards the Great Orme. Radiator, mains optical smoke alarm and four inset downlights to ceiling. Door to:

## En Suite Shower Room/WC 6'0" x 5'2" (1.83 x 1.58)



Quality modern suite with floor and wall tiles, Roca vanity wash hand basin with Grohe mixer tap and mirror/light over, RAK ceramics button flush WC and walk in shower area with glass screen and Grohe thermostatic shower control. Wall mounted chrome towel radiator, three ceiling down lighters, extractor fan and remote Velux window.

**Bedroom 2 11'5" x 9'2" (3.476 x 2.80)**

Front aspect window with radiator under. Coving, pendant light and mains optical smoke alarm.

**Bedroom 3 11'3" x 9'2" (3.42 x 2.80)**

Having contemporary wardrobes to one wall in a dark timber style finish and bed side cabinets. Front aspect window with radiator under. Mains optical smoke alarm, coving and pendant light.

**Bedroom 4 12'6" x 10'2" (3.80 x 3.10)**

Again with a good range of fitted bedroom furniture to include mirror fronted pine wardrobes and timber dressing table with large wall mirror over. Side aspect window giving sea views and with radiator under. Mains optical smoke alarm, coving and pendant light.

**Family Bathroom/WC 7'7" x 5'10" (2.32 x 1.80)**

Having a quality modern suite with tiled walls and flooring: Comprising a P shaped bath with glass shower screen and Grohe thermostatically controlled shower over. Wall mounted vanity wash hand basin with Grohe mixer tap and mirror/light over. Button flush WC. Chrome towel radiator, extractor fan, four inset downlights and remote Velux window.

**Lower Ground Floor**

From the main hallway, stairs lead down to the lower ground floor, on which there are two further rooms. These are presently used as a TV room and study, but could be utilised as two further bedrooms (to give six in total) if required.

## TV Room/Bedroom 5 12'10" x 12'2" (3.90 x 3.72)



With a large side aspect window and exit door giving access to the garden, radiator and four inset downlights.

## Home Office/Bedroom 6 12'3" x 10'11" (3.73 x 3.34)

With side aspect window, radiator and pendant light.

## Outside



A speckled tarmacadam drive gives off road parking for two vehicles and leads to a detached Garage 5.41m x 4.46m with electrically operated main door and further personal side door. Shelving, power and light.

Large paved area to the side with front lawn. To the other side is a terraced garden area and patio area enjoying sea and mountain views. There is also a continuation of the lawn to the rear and which enjoys excellent privacy and seclusion from mature boundary hedging. Included are two quality timber sheds. Viewing necessary to fully appreciate.

## Services

All mains services connected.

Gas central heating system

## Tenure

Understood to be freehold and which will be confirmed by the vendors conveyancer.

## Energy Performance

Band D

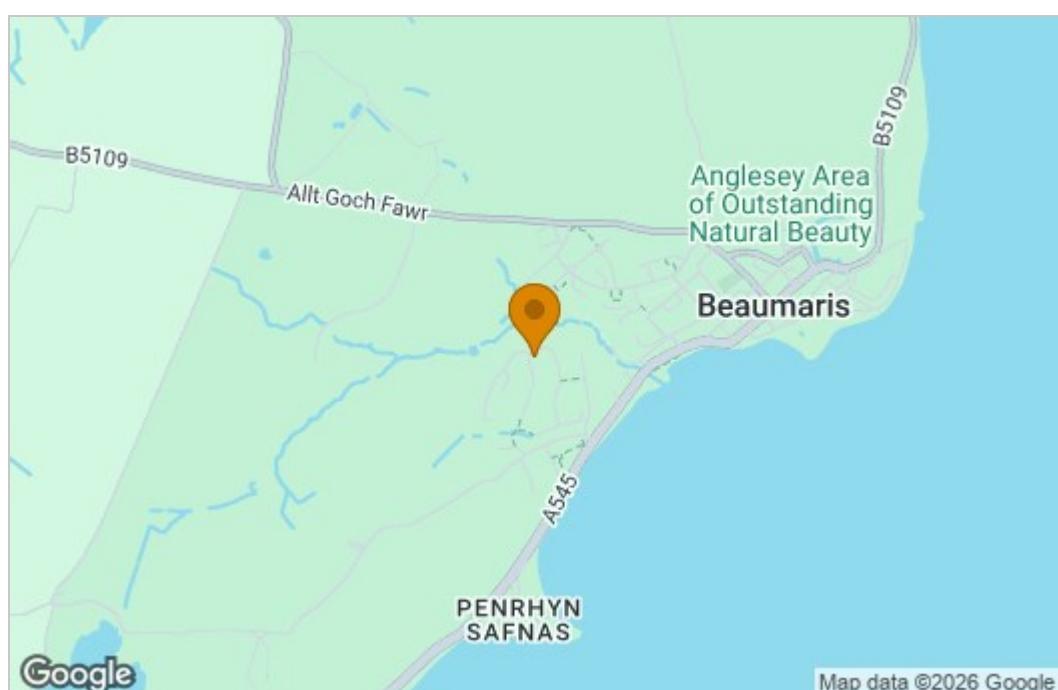
## Council Tax

Band G

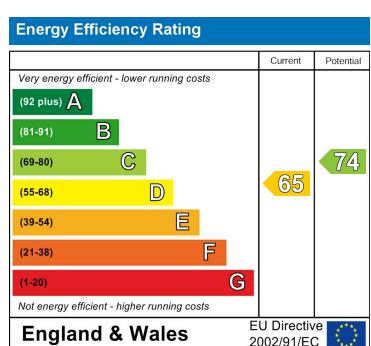
## Floor Plan



## Area Map



## Energy Efficiency Graph



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