



## 94 Cae Mair, Beaumaris, LL58 8YQ

**£585,000**

A delightful detached 4 bedroom bungalow situated in an elevated position on the edge of the town and enjoying panoramic views from Puffin Island and the Great Orme to the east over the Menai Strait westwards towards the majestic Carneddau mountain ranges. The bungalow has been nicely modernised in a "Scandi" style having a large open plan kitchen/dining room with recent kitchen fittings, modern shower room and exposed timber floors. The accommodation provides for an entrance hall, light 20 foot lounge with panoramic views and 25 foot open plan kitchen/dining room. There are 4 bedrooms, one en suite and family bathroom. Good gardens to front and rear and ample off road parking with attached garage. Gas central heating and double glazing. Well worth internal inspection.

### Entrance Hall

With composite double glazed entrance door and side panel, exposed timber floors being a feature of the majority of the rooms. Radiator.

### Living Room 20'5" x 12'7" (6.24 x 3.86)



Having a very wide front aspect return window, not only framing the magnificent and panoramic views over the Menai Strait and mountains but also giving excellent natural daylight to give a naturally bright room, Feature fireplace with slate mantle over and slate hearth, exposed timber floors. 2 radiators. Wide opening to:-

### Kitchen/Dining Room 25'3" x 9'7" (7.71 x 2.94)

Formerly two rooms opened up to give a spacious area with a wide front window to frame the sea and mountain views and a further window to the kitchen area and double glazed outside door.

### Kitchen Area

Having a modern and extensive range in a "Scandinavian" style comprising of extensive units in a white laminate finish with light grey marble effect worktops to match. Integrated ceramic cooking hob with contemporary extractor oven. Eye level Neff oven with Neff microwave oven. Feature floor to ceiling units with glazed front and recess for a fridge/freezer. Deep pan drawers and concealed cutlery drawers complete this delightful kitchen as well as practical tiled floor.

### Dining Area



To the front of the room adjacent to the window to enjoy fine views. 2 radiators, exposed timber floor.

### Bedroom 1 14'6" x 10'11" (4.44 x 3.33)



A spacious double bedroom with a large corner window to give fine sea and mountain views. Exposed timber floor, radiator.

### En-suite to Bedroom 1 8'11" x 5'6" (2.74 x 1.70)



Being a pale blue suite, comprising of a wide

panelled bath, wash hand basin, WC. radiator. Full width linen cupboard with shelving, painted timber floor.

### **Bedroom 2 14'3" x 10'7" (4.35 x 3.24)**



Having a wide rear aspect window enjoying a private aspect over the rear garden with radiator under. Exposed timber floor

### **Bedroom 3 10'10" x 9'5" (3.32 x 2.89)**



With side aspect window with radiator under. Exposed timber floor.

### **Bedroom 4/Study 9'1" x 7'5" (2.77 x 2.27)**



With front aspect window giving fine views with radiator under. Exposed timber flooring.

### **Shower Room 7'10" x 7'3" (2.41 x 2.23)**

Having been refitted with a wide shower enclosure with glazed doors and Mira thermostatic twin head shower control. Wash basin in a vanity unit, WC radiator, wall mounted bathroom cabinet.

### **Outside**



Situated at the top of this popular and sought after estate, the property's position is able to maximise the glorious views over the town of Beaumaris and Menai Straits towards the Great Orme and westwards over the Carneddau mountain ranges. A tarmac drive gives off-road parking for 2 - 3 cars and leads to the attached garage. To the front is a pretty established garden which includes an array of shrubs and flowers as well as a mature Acer tree. The rear garden area enjoys a good amount of privacy with established boundary hedging and includes a wide paved patio area, being a perfect spot to sit outside to enjoy the evening sun. Adjacent is a slightly sloping lawn with numerous shrubs,

**Garage 18'2" x 16'1" (5.54 x 4.91)**

A very spacious garage with up and over door and rear personal door. To the rear is an utility area with plumbing for a washing machine as well as a Worcester gas fired central heating boiler. Cupboard with hot water cylinder.

**Services**

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

**Tenure**

The property is Freehold and this will be confirmed by the vendor's conveyancer.

**Council Tax**

Band G

**Energy Efficiency**

Band D

# Floor Plan

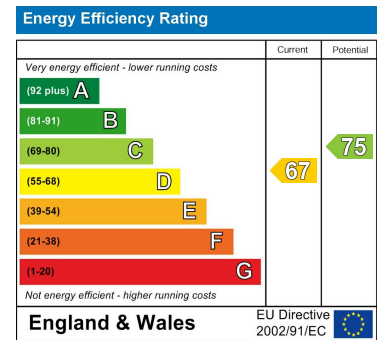


Total area: approx. 147.6 sq. metres (1589.1 sq. feet)

# Area Map



# Energy Efficiency Graph



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