



## Towns End

, Beaumaris, LL58 8BH

**£980,000**



A historic six bedroom residence of character situated on Beaumaris sea front, enjoying panoramic southerly sea views over the Menai Strait towards the majestic Snowdonia mountain ranges, and having the special benefit of a double garage and ample off road parking together with delightful gardens to front and rear. Upgraded over recent years to a high standard, The Old Customs House dates back to the 18th century and provides for two reception rooms, modern kitchen and utility room, together with six large bedrooms to the upper floors complimented by two bathrooms. Delightful front garden with seating area to enjoy the views, and courtyard garden area to the rear. Ample off road parking for cars and a boat together with a large double garage.



#### Entrance Hall 13'7" x 7'4" (4.15 x 2.24)

Having a feature hardwood front door with stained glass over and polished slate floor covering. Attractive stained glass rear aspect window with radiator under, and exposed stone walls. Internal door to the garage and access to:-

#### Cloak Room

Having a WC and wash basin, half tiled walls and coat cupboard.

#### Dining Hall 10'9" x 10'9" (3.27 x 3.27)

Having a most attractive Karndean timber floor covering which extends to the inner hallway area and timber half panelled walls and radiator. Interesting turning stairwell designed for a right handed defending swordsman from the days when the property was a Customs House.

#### Lounge 24'6" x 14'7" (7.46 x 4.44)

Having two large double glazed front aspect windows to give fine southerly sea and mountain views and also give excellent natural daylight. One of these windows is a timber panelled bay window large enough to allow for a seating area. Attractive panelled fireplace surround and stone hearth and mostly half timber panelled walls. Karndean floor covering, coved ceiling and tv connection.

#### Kitchen 13'7" x 10'4" (4.14 x 3.15)

Having a modern range of base and wall units by Magnet in a medium oak style finish with contrasting worktop surfaces and tiled surround and to include glazed display wall units with integral lighting and pull out corner units. Integrated Bosch induction hob with stainless steel extractor over and Bosch eye level double oven, together with an integrated fridge. Franke 1.5 bowl stainless steel sink unit, radiator and timber flooring extending into the adjoining Utility Room. Double glazed door to the rear garden.

#### Utility Room 9'0" x 5'4" (2.75 x 1.63)

Having fitted wall units and worktop surface with space under for a washing machine and dryer under. Vaillant gas central heating boiler, radiator and second double glazed door to the rear garden.

#### Spacious Landing 16'9" x 6'0" (5.10 x 1.84)

Having a side aspect window and radiator. Walk in Airing Cupboard with shelving and hanging space. Staircase to the upper floor.

#### Bedroom 1 15'1" x 13'3" (4.60 x 4.05)

Having a feature front aspect bay window which gives a truly panoramic view over the Menai Strait from the Pier to Gallows Point and southwards towards the Snowdonia mountains.. Painted slate surround former fireplace, radiator, coved ceiling with inset lighting.

#### Bedroom 2 15'2" x 11'7" (4.62 x 3.54)

Again with a southerly front aspect to enjoy panoramic sea and mountain views. Fitted cupboard, radiator, coved ceiling..

#### Bedroom 3 14'0" x 11'6" (4.26 x 3.51)

Having an attractive decorated tile surround former fireplace with cast iron inlay. Fitted cupboard, inset ceiling lights and radiator.

#### Bathroom 10'5" x 7'1" (3.17 x 2.15)

Upgraded with a white suit comprising of a panelled bath with hand shower and separate Mira thermostatic shower control. Wash basin with a large mirror cabinet over and shaver point. WC tall towel radiator. Largely tiled walls with floor tiling to match.

#### Second Floor Landing

Having a double glazed window at half landing level and radiator. Spacious eaves storage cupboard.

#### Bedroom 4 16'9" x 12'11" (5.10 x 3.93)

Having a front aspect window giving an elevated panoramic view of the sea and mountains. Fitted wardrobes to one wall, radiator, inset lighting.

#### Bedroom 5 17'0" x 11'9" (5.19 x 3.57)

Again enjoying very fine sea and mountain views. Fitted wardrobes to one wall, radiator, inset lighting. Hatch to the roof space.

#### Bedroom 6 13'10" x 7'7" (4.22 x 2.32)

Having part restricted headroom, Velux roof light, radiator, eaves access.

#### Shower Room 9'6" x 6'6" (2.90 x 1.99)

Having a shower cubicle with electric shower control, wash basin in a vanity unit with large mirror over, WC. Towel radiator, fully tiled walls and shaver point. Part restricted headroom.

#### Outside

Direc access to a spacious gravelled private drive and open parking area for 3-4 cars and giving access to the Garage. To the front of the house is a easily manageable slightly raised rockery style garden with an array of shrubs and flowers. Spacious stone patio area being a perfect spot to enjoy the southerly aspect towards the mountains.

To the rear is a charming and private courtyard style garden area with numerous shrubs and tree together with a patio area. Access to a garden shed.

#### Garage 17'6" x 15'6" (5.34 x 4.73)

A spacious garage with up and over door, power and light and enough space to store a boat tender. Belfast sink with water tap and rear double glazed window and door to the rear garden.

#### Services

All mains services connected.

Gas central heating.

#### Tenure

The property is Freehold.

The Old Customs House is not a listed building.

#### Council Tax

Band G.

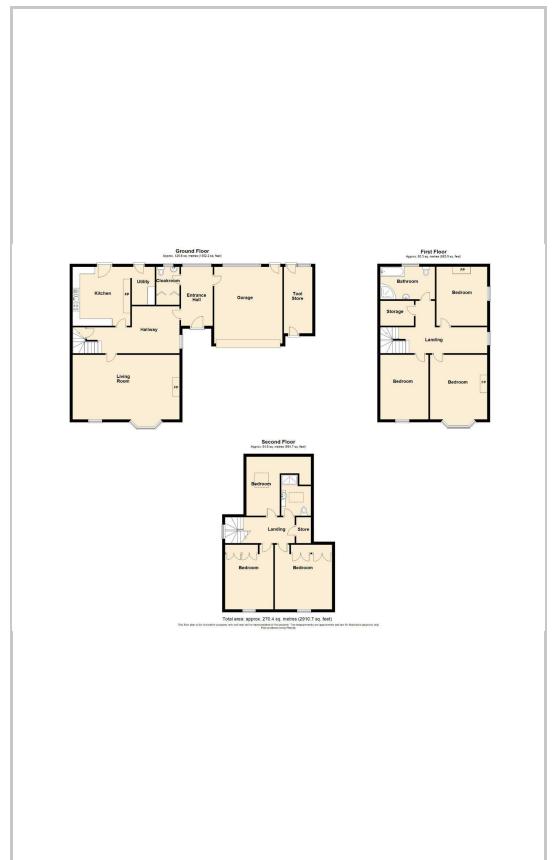
#### Energy Performance Rating

Band E.

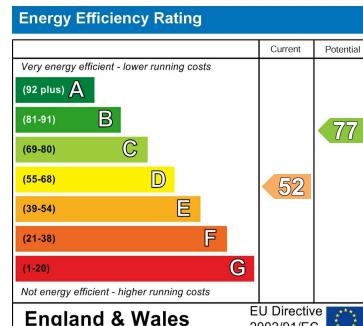
## Area Map



## Floor Plans



## Energy Efficiency Graph



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