



## Morlan 2 York Terrace, Beaumaris, LL58 8BG

**£735,000**

A substantial and imposing three storey five bedroom townhouse, situated on Beaumaris sea front to enjoy glorious views over the Menai Strait towards Gallows Point, and all under the backdrop of the imposing Snowdonia mountain ranges. Within the last four years, the present owner has completely renovated and upgraded the property to an excellent standard to give modern living accommodation within this historic building, and must be viewed to be appreciate the extent and quality of works undertaken. The 5 double bedroom family accommodation is ideally suited for a larger family, with two reception rooms - both with 'Esse' multi fuels stoves, a newly fitted kitchen and two modern bathrooms with quality appliances. There are landscaped grounds to the front, ideally positioned to enjoy the delightful southerly sea and mountain views and the special benefit of private parking for two cars to the rear.

Beaumaris is a renowned tourist destination, famous for its Castle, Gaol, pier and array of specialist shops, fine restaurants and hotels. The property is an easy level walk to the town centre and a "stone's throw" from the sea.

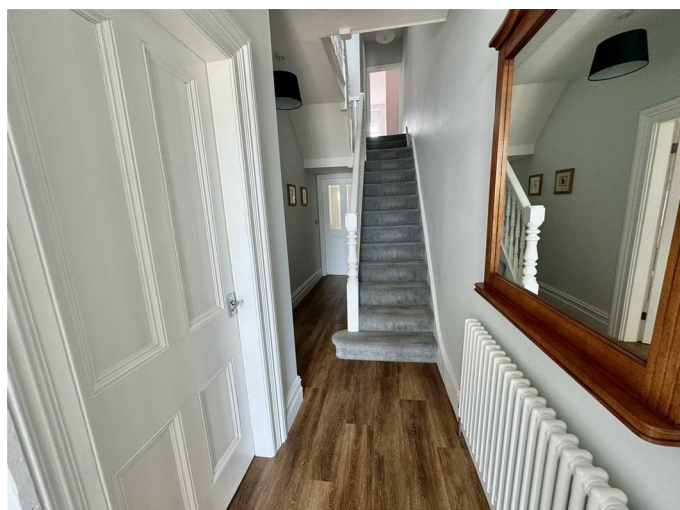


### Entrance Vestibule 5'1" x 3'8" (1.56 x 1.13)



With timber glazed multi panel front door opening to vestibule with period style tiled flooring, dado rail and pendant light to ceiling. Wall mounted electrical consumer unit. Timber glazed single panel door opening to the hallway.

### Hallway



With the original pitch pine balustrade staircase to the first and second floor. 'Amtico' wood effect floor covering., radiator, two pendant lights and mains smoke alarm.

### Lounge 12'5" x 11'2" + bay window (3.81 x 3.41 + bay window)



A spacious living area having a wide front aspect bay window framing the panoramic the sea and mountain views. Chimney breast with recess

housing 'Esse' multi fuel stove set on slate hearth. 'Amtico' wood effect floor covering continuing through to the Dining Room. Deep coving to ceiling with pendant light. Radiator, media and telephone connections. Feature opening to the Dining Room.

### Dining Room 11'10" x 10'2" (3.61 x 3.12)



Hardwood framed double glazed sash window to the rear elevation. Radiator and feature recess with slate hearth. Deep coving to ceiling with pendant light.

### Kitchen 20'4" x 9'3" (6.21 x 2.82)



A range of quality wall and base units with soft close drawers and doors, finished with quarts work tops and upstands. Inset 'Franke' 1 & 1/2 bowl stainless steel sink unit with 'Franke' mixer tap. Integrated 'Siemens' fridge, freezer, dishwasher and 'Hotpoint' washing machine. Built-in 'Siemens' ceramic hob, 'Siemens' combination microwave fan oven, warming drawer and large fan oven. 'Amtico' wood effect floor covering. Hardwood double glazed side exit door, rear and side elevation sash windows. Radiator, mains heat sensor and eight downlights to ceiling. Cupboard housing wall mounted 'Worcester' gas boiler and 'Albion Ultrasteel' hot water cylinder.

### First Floor

#### Split Level Landing

With balustrade staircase leading up to the second floor. Circular sky light, radiator, two pendant lights and two mains smoke alarms.

### **Lounge 15'7" x 12'9" (4.76 x 3.89)**



With two hardwood double glazed doors opening onto the front balcony, and being fully glazed to give panoramic views over the sea and mountains. Chimney breast with recess housing 'Esse' multi fuel stove set on slate hearth. Deep coved ceiling, radiator and pendant light.

### **Balcony 17'0" x 4'4" (5.20 x 1.33)**

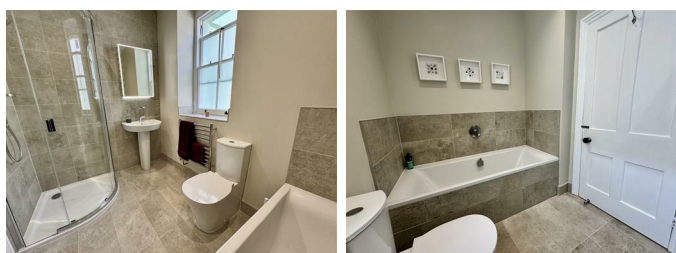


Providing a glorious area to sit out and enjoy the panoramic views. Having original decorative cast iron railings, wall light point and external power socket.

### **Bedroom 1 11'8" x 9'0" (3.58 x 2.75)**

With hardwood double glazed sash window to the rear elevation. Pendant light, radiator and feature recess with slate hearth.

### **Bathroom/Shower Room/WC 8'10" x 6'2" (2.71 x 1.88)**



Having a modern 'Ideal Standard' suite in white comprising of a bath with 'Hansgrohe' central mixer tap, fully tiled corner shower cubicle with 'Hansgrohe' thermostatic shower over, button flush WC and pedestal wash hand basin with

'Hansgrohe' mixer tap. Wall mounted heated mirror cabinet with lighting. Four downlights, extractor fan, chrome towel radiator, tiled flooring and splashbacks. Hardwood double glazed sash window to the side elevation.

### **Bedroom 2 10'10" x 9'3" + recess for door (3.31 x 2.84 + recess for door)**



Hardwood double glazed sash window to the rear elevation. Radiator and pendant light.

### **Second Floor**

#### **Split level Landing**

With radiator, mains smoke alarm, pendant light and access hatch to roof space with pull down ladder.

### **Bedroom 3 15'6" x 12'8" (4.73 x 3.88)**



Having a front aspect dormer sash window giving superb sea and mountain views. Conservation 'Velux' window. Feature recess with slate hearth, radiator and pendant light.



### Bedroom 4 11'11" x 9'1" (3.64 x 2.77)



With feature cast iron former fireplace surround, radiator, pendant light and hardwood double glazed rear aspect window.

### Shower Room/WC 7'9" x 6'4" (2.37 x 1.95)



Having a modern 'Ideal Standard' suite in white comprising of a generous walk in shower with glass screen and 'Hansgrohe' thermostatic shower over, button flush WC and pedestal wash hand basin with 'Hansgrohe' mixer tap. Wall mounted heated mirror cabinet with lighting. Four downlights, extractor fan, chrome towel radiator, tiled flooring and splashbacks. Hardwood double glazed sash window to the side elevation.

### Bedroom 5 12'0" x 9'8" (3.66 x 2.95)



Having a radiator, pendant light and hardwood double glazed rear aspect window.

### Outside



To the front is a low maintenance level garden enjoying a sunny southerly aspect over the Menai Strait towards the mountains.

A rear access off Rosemary Lane gives access to a concreted parking area for two cars, and level garden area with access to the rear of the property.

### Services

All mains services connected.

Gas central heating system - Zoned to all floors.

### Tenure

The property is understood to be freehold and this will be confirmed by the vendor's solicitor.

### Agents Notes

Since purchasing the property in 2020, and completed in 2021, the Vendor has totally refurbished the property and can be briefly listed as follows:-

Recovering the slate roof to include replacement guttering to the rear.

Replacement hardwood double glazed sash windows and conservation 'Velux' window.

Replacement kitchen and bathroom fittings.

Renewal of electric wiring and plumbing systems to include a new central heating system.

Replastering internal walls/ceilings, complete redecoration and new floor coverings.

External landscaping to the front garden.

### Council Tax

Band D.

### Energy Rating

Band D.

Floor Plan

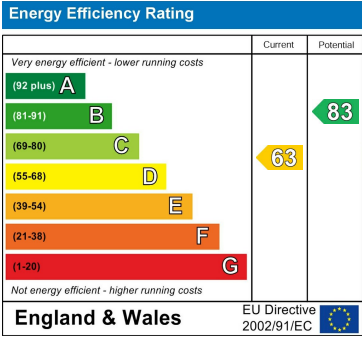


Total area: approx. 167.9 sq. metres (1807.8 sq. feet)

Area Map



Energy Efficiency Graph



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