



## 8 West End

Beaumaris, LL58 8BD

£279,950



A spacious four bedroom and two bathroom maisonette style Apartment on two floors, situated on Beaumaris sea front and enjoying panoramic views over the Menai Strait, Gallows Point, and the Snowdonia mountain ranges. Centrally situated within this popular and historic town, the property is ideally based for all local amenities, and benefits from gas central heating and partial double glazing. The spacious accommodation gives four double bedrooms, two bathrooms, a large living/dining room and kitchen.

Sold with no onward chain.



### Communal Porch

Leading to THE staircase giving access to three flats in total.

### Private Hallway

With staircase to the upper floor.

### Living/Ding Room 19'5" x 14'3" (max) (5.92 x 4.35 (max))

Having two front aspect double glazed windows giving panoramic views over Gallows Point and Menai Strait towards Porth Penrhyn and Penrhyn Castle, all under the backdrop of the Snowdonia mountain ranges. Exposed brick fireplace opening with gas connection and slate hearth. Picture rail, radiator, tv connection. Door to:-

### Kitchen 12'10" x 7'5" (3.93 x 2.28)

With a range of base and wall units with worktop surfaces and a corner twin bowl stainless steel sink unit. Electric cooker point, recess for a washing machine and dishwasher , picture rail, under pelmet lighting. Wall mounted gas combi boiler for the central heating.

### Inner Lobby

With access to bathroom.

### Bathroom 7'9" x 5'8" (2.38 x 1.74)

Having a modern suite in white comprising of a panelled bath with thermostatic shower over and glazed shower screen. Wash basin with cabinet over, WC, radiator.

### Bedroom 1 13'10" x 13'5" (4.22 x 4.10)

With front aspect window framing the sea and mountains. Original slate surround fireplace with cast iron inlay (not in use) and with fixed cupboards to one side. Radiator, picture rail.

### Bedroom 2 12'9" x 12'2" (3.90 x 3.72)

having a rear aspect window, slate surround fireplace with cast iron inlay (not in use), picture rail, radiator.

### Attic Floor

Having good headroom, and velux windows provided. Spacious Store cupboard on Landing.

### Bedroom 3 13'10" x 12'10" (max) (4.22 x 3.92 (max))

A good sized double bedroom with Velux window giving panoramic sea and mountain views. Full length fitted wardrobes to rear wall and further wardrobe. Radiator

### Bedroom 4 17'4" x 13'5" (both maximum) (5.30 x 4.10 (both maximum))

With fitted wardrobe, radiator.

### Shower Room 7'10" x 5'3" (2.41 x 1.61)

Having a tiled shower recess with glazed door, wash basin with cabinet over, WC, radiator, shaver point.

### Outside

There is no outside space save unrestricted access on foot. Parking available to residents on the Green for £20 per annum

### Services

All mains services provided. Gas central heating system.

### Tenure

The property is held on a 999 year lease from 2020 at a peppercorn ground rent. Insurance divided equally between the three flats.

### Council Tax

Band F

### Energy Performance

Band D

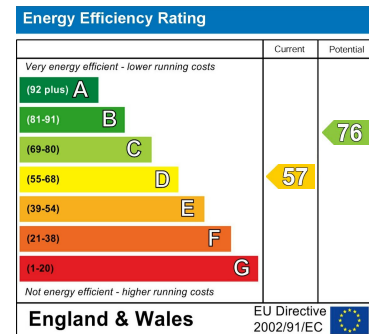
## Area Map



## Floor Plans



## Energy Efficiency Graph



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