



### **39 The Pines, Beaumaris, LL58 8RN**

**£169,950**

A superbly positioned detached timber holiday Lodge located within a "stone's throw" of the Menai Strait being a minute's walk to the sea shore, and enjoying panoramic views over the sea towards the Great Orme and the Carneddau mountain ranges. Being one of 4 holiday lodges on the edge of a small Park Home development, The Shack provides an individual holiday retreat on the sea shore in an enviable position. The two bedroom accommodation has an open plan kitchen/dining and living area with wide glazed frontage and doors to a spacious front decked patio with an outstanding vista of the sea and mountains. Double glazed, gas central heating and private parking area and garden.  
Well worthy of viewing to appreciate the location

## Open Porch

With double glazed entrance door to:-

## Hallway

With Cloak cupboard, radiator. Double opening glazed doors to:-

## Living/Kitchen/Dining Room 19'5" x 13'10" (5.92 x 4.22)



Being open plan and having a near full length apex double glazed frontage to give panoramic sea and mountain views, and to incorporate two double opening doors to the front verandah. The space and light are further enhanced by a vaulted ceiling giving a naturally light living space.

## Kitchen/Dining Area



Having a good range of kitchen units in a white matt finish with contrasting solid timber worktop surfaces and tiled surround, and incorporating a Belfast sink under a side aspect window. Integrated appliances include a 5 ring gas hob with concealed extractor over and double oven under. Integrated fridge and dishwasher, washing machine and wine store. Space for a dining table.

## Living Area



Having not only the main glazed frontage with views but two additional side windows. Wall mounted electric room heater and with TV point over. Cupboard housing a Vaillant propane gas boiler (under guarantee).

## Bedroom 1 10'2" x 8'6" (3.10 x 2.61)



With fitted bedroom furniture to include a 4 door fitted wardrobe, matching drawers and dressing table. Rear aspect window with radiator under.

### **Bedroom 2 9'6" x 6'8" (2.92 x 2.05)**



Again with fitted bedroom furniture to include a wardrobe. Rear aspect window, radiator.

### **Bathroom 5'11" x 6'7" (1.80m x 2.01m)**



Having a modern suite in white comprising of a "P" panelled bath with thermostatic shower control and glazed shower screen, wash basin and vanity cupboard, WC, tall towel radiator and further radiator. Large mirror fronted cabinet with light/shaver point.

### **Outside**



Access through the Park leads down towards the sea and access to four holiday Chalets which overlook the sea. Private parking area for a car leads to a concreted area and access to a timber Shed with power and light.

A feature of the property is the very spacious and covered raised front Verandah which gives a perfect spot to sit outside and enjoy the panoramic sea and mountain views, and this verandah links along the side to the access door.

### **Services**

Mains water, drainage and electricity.  
Propane gas central heating system.  
Pvc double glazing provided.

### **Tenure**

The property is held on an annual license to perpetuity.  
Annual charges are £1694.00 paid until June 2025 and regulated by CPI. and include Council Tax.  
The property can only be used as a holiday home and cannot be occupied permanently. Occupation is not allowed in February in any one year.  
Sub-letting is not allowed, and occupation is restricted to the owners and family and friends only.

### **Council Tax**

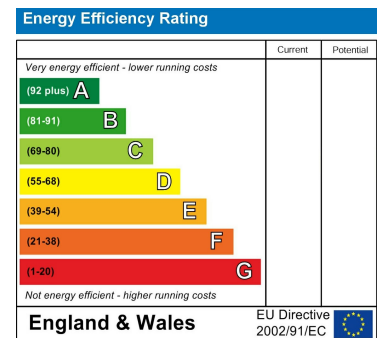
Not currently applicable, as paid as part of the Park fees.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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