JOAN HOPKIN
ESTATE AGENTS

28 The Pines

Penmon, Beaumaris, LL58 8RN

Offers In The Region Of £100,000

2 1 1

A detached 2 bedroom Parc Home on this established and popular Parc Home development, being within a 3 minute walk of the Menai Strait and Coastal Path. Being in need of some updating, the property is keenly priced to reflect this. The accommodation provides for a living room, kitchen, 2 bedrooms and bathroom. It has a patio garden to the rear, off road parking and is double glazed and with electric room heaters.
The Pines is a popular Parc Home development ideal for retirement in this peaceful rural area being about 4 miles to the town of Beaumaris. Occupation is restricted to over 50's only, and must be a permanent main residence with no form of letting allowed.

Entrance Hall
Having a pvc double glazed entrance door; access to all rooms

Living/Dining Room 19'6" x 10'5" (5.96 x 3.20)
A spacious living area with dual aspect windows and with views of the Menai Strait and Snowdonia mountains. False fireplace surround, two electric storage heaters, TV and telephone connection.

Kitchen 11'0" x 9'3" (3.36 x 2.83)
Having fitted base and wall units to three sides and with a recess for an electric cooker as well as a washing machine. Space for a fridge/freezer, and airing cupboard with hot water cylinder. Double glazed door to the rear.

Bedroom 1 9'11" x 9'6" (3.04 x 2.91)
Having a spacious fitted wardrobe with part mirror front. Front aspect window with electric room heater under.

Bedroom 2 9'6" x 9'5" (2.90 x 2.89)
With a rear aspect window with electric room heater under.

Bathroom 6'11" x 5'6" (2.13 x 1.68)
With a suite comprising of a panelled bath, wash hand basin with wall mirror over, WC. Electric storage heater, and additional wall mounted electric fan heater.

Outside
Having a private parking space to the side, this leads to a small front lawned garden. Access along the side to a low maintenance paved patio rear garden with shrubbery and timber garden shed.

Services
Mains water, drainage and electricity.
Electric heating. PVC double glazing.

Tenure
The property is held on a licence to perpetuity and is regulated by an Act of Parliament (Mobile Homes Act 2013) Only persons aged 50 years or over may occupy and the property must be the owners main residence. It cannot be used as a holiday home and no form of letting is allowed.

Charges
The annual charges are £1802.40 (2026/27) and can be paid monthly if required. These charges are regulated by the Consumer Price Index.

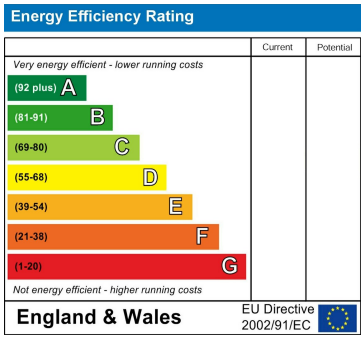
Council Tax
Band C

Energy Efficiency
Exempt Property

Area Map

Floor Plans

Energy Efficiency Graph



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Tudor Rose, 32 Castle Street, Beaumaris, Sir Ynys Mon, LL58 8AP
Tel: 01248 810847 Email: enquiries@joan-hopkin.co.uk https://www.joan-hopkin.co.uk