JOAN HOPKIN
ESTATE AGENTS









23 Garth Wen, Beaumaris, LL58 8PT

£415,000

Considerably extended and modernised, this beautifully presented three-bedroom detached bungalow enjoys an elevated position backing onto open countryside, with far-reaching views towards the sea and mountains. Situated in Llanfaes, a short distance from Beaumaris, the property offers stylish, spacious accommodation and attractive landscaped gardens, within easy reach of the historic town's shops, restaurants, and waterfront.

The welcoming interior features contemporary décor and wood-effect flooring, creating a bright and cohesive feel. A spacious lounge with a wood-burning stove provides a comfortable retreat, whilst the open-plan kitchen and dining room forms a particularly appealing heart of the home. Modern shaker-style units and a breakfast bar complement the kitchen, which opens into a generous dining and sitting area. Wide bi-fold doors lead onto the rear terrace, creating an excellent setting for entertaining and enjoying the garden and countryside backdrop.

There are three bedrooms, including a principal bedroom with an en-suite shower room and double doors opening onto the rear garden, together with a separate family bathroom. Further benefits include a Loxone smart home system, uPVC double glazing and oil-fired central heating supplied by a combination boiler.

Outside, the gardens incorporate lawns, established planting, stone retaining walls and a choice of seating terraces. A raised seating area takes advantage of the delightful outlook, whilst the terrace adjoining the dining room provides a natural extension of the living space. To the front, a broad driveway offers off-road parking and access to the attached garage, which also incorporates a useful laundry area.

Viewing is highly recommended and available with no onward chain.

Entrance Hallway 11'6" max x 5'10" (3.52 max x 1.80)




Lounge 17'6" x 11'11" (5.35 x 3.65)



Kitchen 13'4" x 7'8" (4.08 x 2.36)




Dining Room/Sitting Room 13'10" x 13'3" (4.23 x 4.06)




Main Bedroom 13'10" x 10'10" (4.23 x 3.31)



En-suite Shower Room/WC 6'9" x 3'10" (2.07 x 1.19)



Bedroom 2 11'11" x 9'8" (3.65 x 2.96)




Bedroom 3 11'4" x 8'8" (3.47 x 2.66)



Bathroom/WC 6'10" x 5'4" + recess (2.09 x 1.65 + recess)





Attached Garage/Utility 18'2" x 11'6" (5.54 x 3.51)



Outside





The property occupies an attractive slightly elevated position, with neatly maintained gardens providing an appealing setting and enjoying far-reaching views towards the coast and mountains beyond.
To the front, a tarmacadam driveway provides off-road parking and access to the attached garage. A well-tended lawn is complemented by established planting and a stone retaining wall, whilst steps lead up to the front entrance. The elevated frontage makes the most of the outlook across the surrounding neighbourhood towards the water and distant mountain range.
To the rear, the thoughtfully landscaped garden provides a delightful space for relaxing and entertaining. A composite patio adjoining the property offers ample room for outdoor seating and dining, with bi-fold doors from the kitchen/dining/living area creating a particularly attractive connection between the house and garden. French doors from the principal bedroom also provide direct access outside.
Beyond the terrace, a neatly maintained lawn is complemented by a raised planted border retained by a substantial stone wall. Established shrubs, decorative slate chippings and feature rocks provide colour, texture and year-round interest, whilst timber fencing and a trellis-screened area further define the garden.
Adjoining open countryside, the rear garden enjoys a pleasing green backdrop together with views towards the coast and mountains. The combination of lawn, established planting and outdoor seating space creates an inviting garden for everyday enjoyment and summer entertaining.

Tenure

Understood to be freehold and this will be confirmed by the vendors conveyancer.

Services

Mains water, electricity and drainage.
Oil fired combi central heating system.

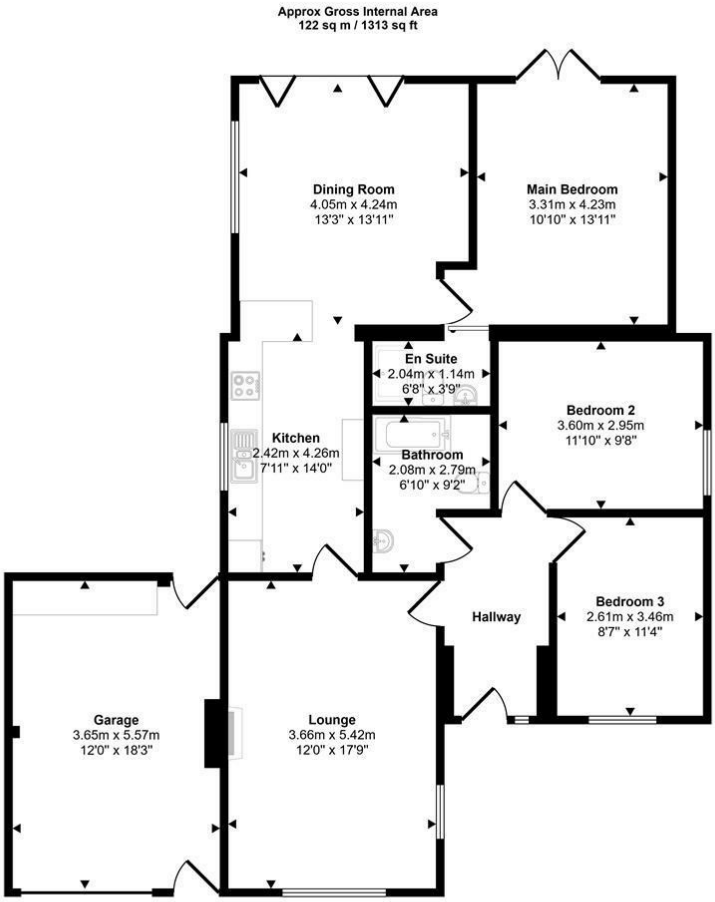
Council Tax

Band D.

Energy Rating

Band D.

Floor Plan



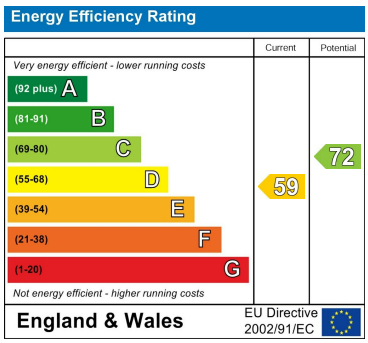
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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