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## 8 West End, Beaumaris, LL58 8BD

**£249,950**

A superbly positioned four bedroom maisonette, prominently positioned on the sea front, enjoying panoramic southerly views over the Menai Strait towards the Snowdonia ranges, and within a stone's throw of the sea front. This spacious apartment is located on the second and attic floor of an end terrace house, and benefits from gas central heating and pvc double glazing. It also has four bedrooms and two bathrooms and is ideally situated for holiday use.



MISREPRESENTATION ACT 1967

These particulars are believed to be correct but their accuracy is in no way guaranteed and they do not form part of any contract. Neither the vendor nor his Agents make any representation or warranty in relation to this property is offered subject to the owner's confirmation of price, to a contract and to not having been sold.  
All prices quoted are subject to Owner's acceptance and to the property being unsold.

# 8 West End, Beaumaris, LL58 8BD

## Communal Hall

With stairs to the upper floors.

## Entrance Hall

2.81 x 1.63 (9'3" x 5'4")

With telephone point.

## Living Room

5.92 x 4.38 (both max) (19'5" x 14'4" (both max))

Having two southerly facing front windows giving good natural daylight and with outstanding views over the sea towards Gallows Point and beyond to the Snowdonia mountains. Brick fireplace recess with a gas fired stove. Radiator, tv point, picture rail.

## Kitchen

3.93 x 2.29 (12'11" x 7'6")

With a modern style range of base and wall units in a maple effect finish, with contrasting dark worktop surfaces and tiled surround. Twin bowl stainless steel sink unit, under a rear aspect window with views towards the Church. Ideal wall mounted gas fired central heating boiler (2014). Former fireplace recess currently housing the cooker.

## Inner Hall

## Bathroom

2.36 x 1.74 (7'9" x 5'9")

With a white suite comprising of a panelled bath with thermostatic shower over with shower screen. Wc, wash hand basin, radiator.

## Bedroom 1

4.21 x 4.09 (13'10" x 13'5")

With front aspect double glazed window giving panoramic sea and mountain views. Painted slate surround fireplace with cast iron inlay (not in use) with storage shelves to one side. Radiator.

## Bedroom 2

3.91 x 3.70 (12'10" x 12'2")

With painted slate surround, former fireplace with cast iron inlay, radiator. Rear aspect window with

views towards the Church and Gaol.

## Attic Floor Landing

Currently used as a self contained flat. Spacious 'walk in' store room.

## Bedroom 3

5.31 x 4.09 (17'5" x 13'5")

With large velux window, exposed rood purlins, fitted wardrobe.

## Bedroom 4

4.61 x 4.23 (both max L shaped) (15'1" x 13'11" (both max Lshaped))

Velux window giving fine sea and mountain views, radiator, At present, this room has a range of kitchen units to include a sink unit as it is used as a self contained flat.

## Shower Room

2.42 x 1.60 (both max) (7'11" x 5'3" (both max))

With a shower cubicle, wash hand basin, wc, radiator.

## Services

All mains services.  
Gas Central Heating.

## Tenure

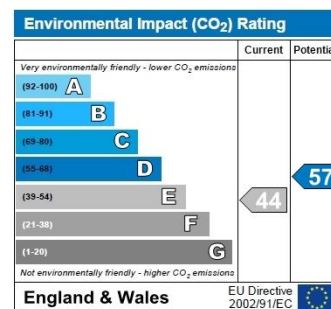
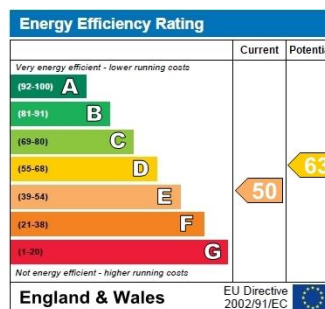
Leasehold. 999 years (being formalised) from 2016 at a peppercorn ground rent. All external repairs are shared between three apartments.

## Council Tax

Band F

## Energy Performance Rating

Band E



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