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4 Bed Duplex In Crofton House Steeple Lane, Beaumaris, LL58 8AE £225,000





## SHORT DESCRIPTION

Property Ref: 16181 We are pleased to present an exceptional Duplex located at Crofton House, Beaumaris, LL5. This wonderful residence boasts 4 bedrooms, 1 bathrooms, and 1 living rooms, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a NA and Allocated parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. An outstanding opportunity to acquire a substantial and beautifully presented second and third floor apartment in the very heart of Beaumaris, one of Anglesey's most desirable and historic coastal towns. Opportunities to secure a property of this size, location and value are exceptionally rare. Set across two upper floors, the apartment offers impressively spacious and versatile accommodation, flooded with natural light throughout. The elegant living room is a standout feature, enjoying far reaching panoramic views across the Menai Strait towards the mountains of Snowdonia, with additional distant side views towards the Great Orme. The ever changing coastal backdrop creates a wonderful sense of escape and tranquillity. The kitchen and dining area is well appointed with a comprehensive range of fitted units and integrated appliances, including a washing machine and dishwasher, making it equally suited to relaxed everyday living or entertaining guests. There are four generously proportioned bedrooms, offering flexibility for family life, visiting guests or home working, along with excellent potential for holiday letting. A family bathroom serves the accommodation, while full double glazing and gas central heating ensure comfort throughout the year. From every room there are delightful outlooks across the town, enhancing the bright and airy atmosphere. The property also benefits from a dedicated parking space, a valuable asset in such a central Beaumaris location. Whether you are seeking a permanent coastal residence, a stylish second home or a smart lock up and leave investment in a thriving tourist destination, this apartment delivers on all fronts. Its scale, setting and outlook represent exceptional value in a town where demand consistently outstrips supply. Positioned just moments from Beaumaris' vibrant mix of independent shops, cafés, restaurants, seafront walks and historic attractions, the lifestyle offering is as compelling as the property itself. Offered for sale with no onward chain, this is a rare chance to secure a standout home in one of North Wales' most sought after seaside settings. Early viewing is highly recommended. vacant Property Type: Duplex Full selling price: £225000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 951 Yearly Ground Rent Cost: £25.00 Yearly Management Cost: £0.00 Council tax band: D EPC rating: D Measurement: 967.07 sq.ft. Parking: Allocated Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

4

Bed Room(s)

1

Bath Room(s)

1

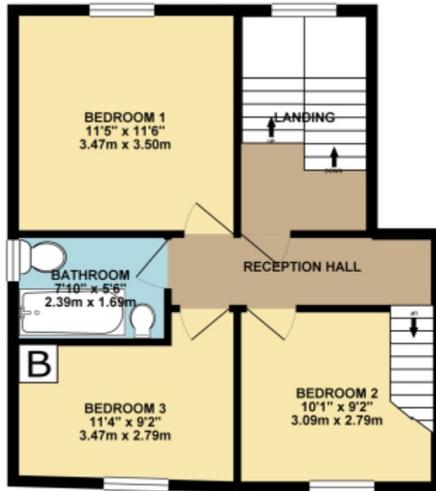
Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

3RD FLOOR 486.10 sq. ft.  
( 45.16 sq. m. )



4TH FLOOR 480.97 sq. ft.  
( 44.68 sq. m. )



TOTAL FLOOR AREA - 967.07 sq. ft. ( 89.84 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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