



18 Stad Wern Gethin Llanfairpwll LL61 5AN  
Freehold Detached  
£410,000

- A Newly Built Executive Detached Family Home With Benefit Of 10 Year NHBC Warranty
- 4 Bedrooms/2 Bathrooms/3 Receptions
- Finished To A High Standard Throughout.
- Well Placed Within The Village And Very Convenient For Local Schooling
- Easy Access Of The A55 Expressway & 4 miles from the University City of Bangor & Ysbyty Gwynedd Hospital.
- Chain Free
- Close to Local Amenities
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

### Property Summary

A Newly Built Executive Detached Family Home With Benefit Of 10 Year NHBC Warranty, Finished To A High Standard Throughout. The Property Is Well Placed Within The Village And Is Very Convenient For Local Schooling Together With All Other Amenities And Is Within Easy Access Of The A55 Expressway & 4 miles from the University City of Bangor & Ysbyty Gwynedd Hospital. Viewing Is Highly Recommended....

The spacious accommodation which benefits from gas central heating and double glazing briefly comprises: Entrance hall, separate WC, lounge with feature opening to the sunroom, kitchen with quality fitted appliances, utility room, first floor landing area, main bedroom en suite, three further bedrooms and contemporary styled bathroom.

Externally

Front and rear garden with driveway parking for several vehicles along with a detached garage.

Entrance Hallway - 4.89 x 2.62 max (16'0" x 8'7" max) -

Lounge - 5.85 x 3.69 (19'2" x 12'1") -

Sunroom/Dining Room - 4.41 x 3.37 (14'5" x 11'0") -

Sitting Room - 3.41 into bay x 2.98 (11'2" into bay x 9'9") -

Separate Wc - 2.03 x 1.19 (6'7" x 3'10") -

Kitchen Diner - 5.05 x 3.75 max (16'6" x 12'3" max) -

Utility Room - 2.29 x 1.55 (7'6" x 5'1") -

First Floor Landing Area - 6.09 x 1.81 to include staircase. (19'11" x 5'11" -

Principal Bedroom 1 - 3.96 x 3.12 (12'11" x 10'2") -

En-Suite - 2.24 x 1.41 (7'4" x 4'7") -

Bedroom 2 - 3.68 x 2.86 (12'0" x 9'4") -

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Bedroom 3 - 3.68 x 2.85 (12'0" x 9'4") -

Bedroom 4 - 3.18 x 3.14 (10'5" x 10'3") -

Bathroom - 2.36 x 1.81 (7'8" x 5'11") -

Detached Garage - 5.87 x 3.37 (19'3" x 11'0") -

Sap Rating - TBC

Council Tax Band TBC

Exact Location

what3words ///array.cope.pipe

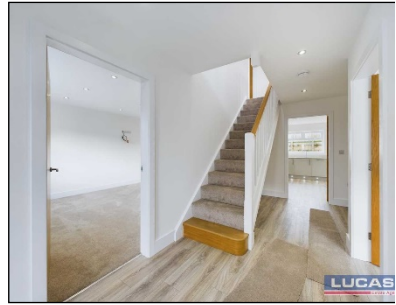
<https://what3words.com/ways-to-use>

AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

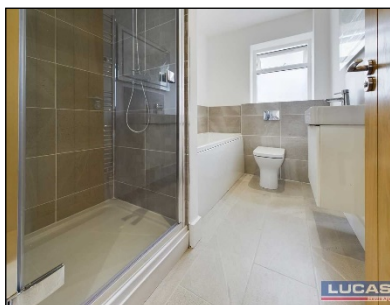
#### Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd

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Total area: approx. 168.2 sq. metres (1810.3 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

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