



Ty Gwyn Cemaes LL67 OLE.
Freehold Detached
NEW-PRICE £399,950

- Recently Completed & Superbly Finished New Build Detached Family Home
- 3/4 Bedrooms/2 Bathrooms/1/2 Receptions
- 10 Year Structural Warranty & Water Sprinkler System
- Stunning Integrated Kitchen & Two Contemporary Stylish Fitted Bathroom Suites
- Beautiful Landscaped Gardens With Spacious Drive Providing Ample Off-Road Parking For Several Vehicles
- Adjacent To Coastal Path Leading Down To Harbour Front
- Services Mains Electric, Mains Water, Mains Drains, Central Heating LPG Gas Central Heating (underground tank)
-

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 Recently Completed & Superbly Finished New Build Detached Family Home Ideally Located In The Sought-After Coastal Village Of Cemaes And Within Easy Walking Distance Of The Main High Street & Its Amenities, Together With Having The Added Benefit Of Being Directly Adjacent To The Coastal Path, Leading Down To The Harbour Front. The Attractive Light & Spacious Home Benefits From A 10 Year Structural Warranty & Water Sprinkler System, Solid Oak Internal Doors, Wooden Plank Tiled Flooring To Entrance Hall, Kitchen/Diner, Utility, Wc & Understairs Storage Room And Is Fitted With A Contemporary, Stylish Fully Integrated Kitchen Along With Two Stunning Contemporary Fitted Bathroom Suites. There Is A Large Area For Off Road Parking With Ample Space For Several Vehicles Or Boat/Caravan With Beautifully Landscaped Gardens To Front, Sides And The Rear. The Property Comes With The Added Benefit Of Being Available Immediately & Ready To Move Into & Both Internal & External Viewing Is Highly Recommended.

The accommodation which benefits from Lpg gas central heating and double glazing throughout briefly comprises front door into entrance hallway with wooden plank tiled flooring, recessed LED lighting, water sprinkler system, stairs to half and main landing, door into a useful understairs storage room with light point, consumer unit and power point, wooden plank tiled flooring, oak doors leading off into a spacious lounge with window to front aspect, water sprinkler system, office/bedroom 4 with windows to front and side aspects, water sprinkler system, kitchen/diner/hub area with wooden plank tiled flooring, LED lighting, water sprinkler system, colour coordinated power sockets and vertical radiator, superb newly fitted integrated kitchen briefly including base and wall storage cupboards, drawer pack, integrated appliances including dishwasher, fridge/freezer, double oven, induction hob with stylish integrated ceiling extractor over, complementary solid compact worktop with under mounted sink and integrated drainer grooves. with colour coordinated mixer tap, extending to breakfast bar area with attractive slatted timber back panelling, French doors leading out to the rear flagged path way and gardens, door through into the utility room with wooden plank tiled flooring ,LED lighting, water sprinkler system, tower storage cupboards with space for free standing washer, half glazed door to side path way and gardens, door through into ground floor Wc with wooden plank tiled flooring, low flush Wc, wall mounted wash hand basin, LED lighting, extractor fan and frosted window to side aspect.

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.

The first floor briefly comprises half landing with window to side aspect, stairs to main landing area with LED lighting, water sprinkler system, Velux roof light, oak doors leading off into main bedroom en suite bathroom with window to rear aspect overlooking garden, water sprinkler system, modern Slingsby style ladder to loft space with light point, door through into stylish contemporary en suite bathroom briefly comprising LED lighting, water sprinkler system walk in shower with mains shower and glass screen, cantilever vanity sink with pull out drawers, back to the wall Wc, vertical colour coordinated towel rail and sink mixer tap, complementary floor and wall tiling throughout and Velux roof light, bedroom 2 with water sprinkler system and window to front aspect, bedroom 3 with water sprinkler system and window to front aspect and completing the accommodation is the main stylish contemporary family bathroom suite briefly comprising a free-standing double ended bath, walk in shower with mains shower and glass screen, cantilever vanity sink with sliding cupboard, back to the wall Wc, vertical colour coordinated towel rail and sink mixer tap complementary floor and wall tiling throughout and Velux roof light.

Externally

Walled and pillared entrance onto a tarmac driveway leading to the main gravelled drive area with ample off road parking for several vehicles or boat/caravan space .Landscaped gardens with a flagged pathway to the front and both sides of the property with lawned areas to the side bordered by modern timber sleepers, fence panelling and flagged path with side access into the utility room and useful water point, leading to the rear garden area with private landscaped newly laid lawned gardens with flagged path, external power point and timber fence panelling.

Location

Well placed in the highly sought after coastal village of Cemaes Bay - an area of outstanding natural beauty in Anglesey. The most Northerly village in Wales. With lots of small independent shops, a convenience store, pubs and an award-winning chip shop all your essential needs are taken care of locally. Cemaes Bay is well placed for the many coastal and rural attractions to be found on the island, in addition to being a convenient travelling distance for the market town of Llangefni, the port of Holyhead and the A55 expressway that links the island with the mainland.

Council Tax Band TBC

Exact Location

[what3words ///wordplay.wades.hugs](https://what3words.com/ways-to-use)

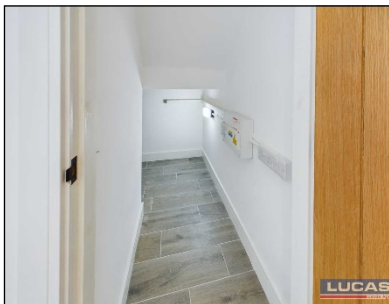
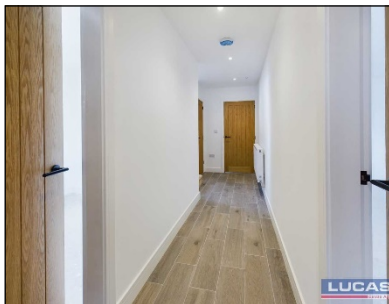
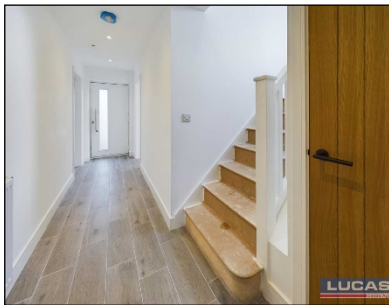
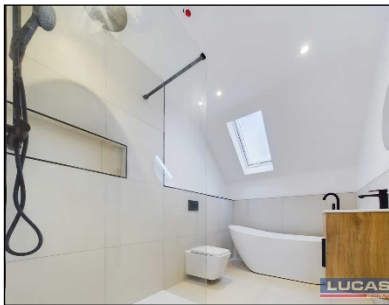
<https://what3words.com/ways-to-use>

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.

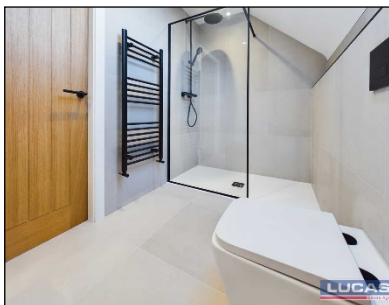
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.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

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



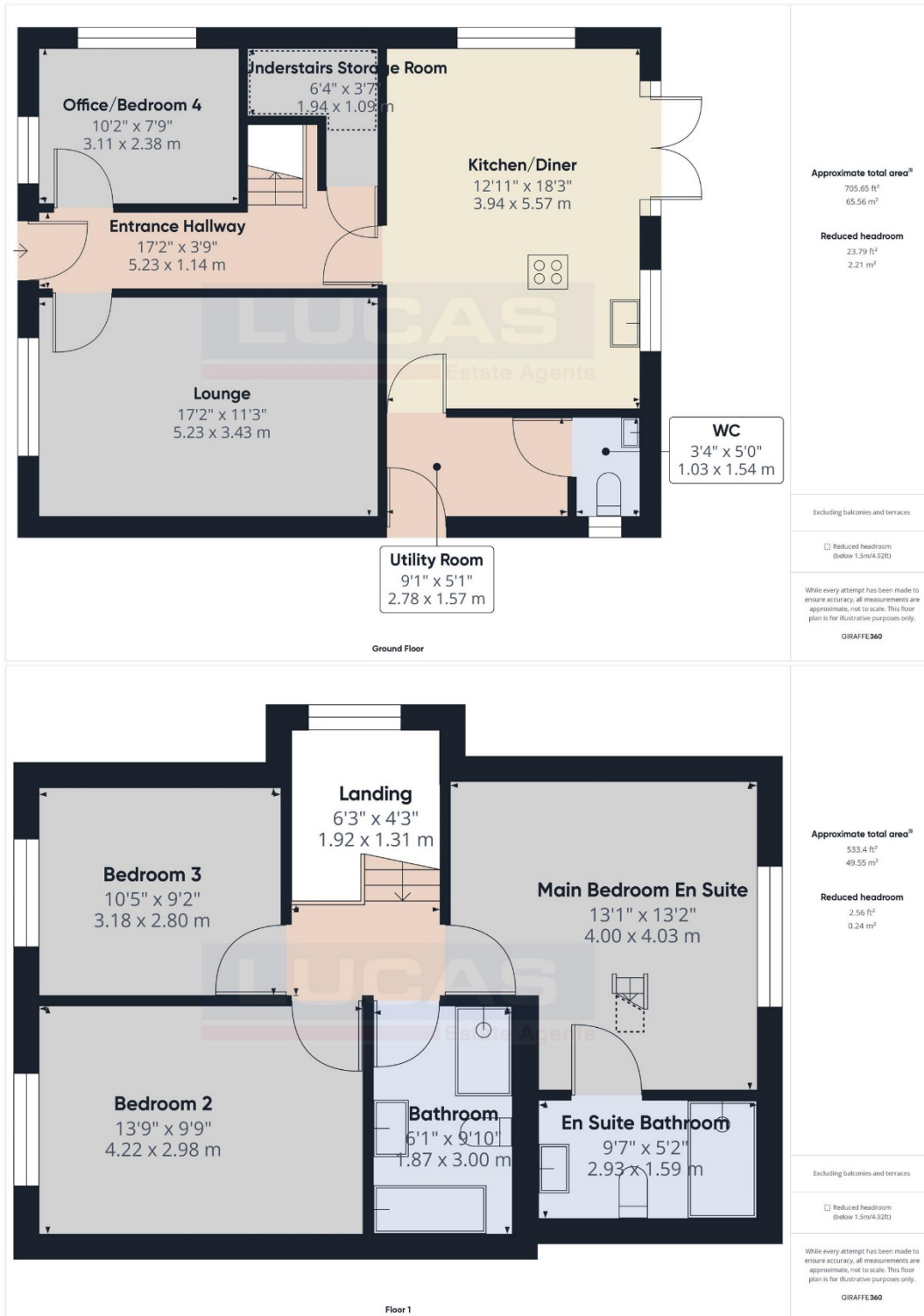
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.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



EPC

SAP Rating - B

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.



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.



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.