



3 Cae Creigar Ffordd Caergybi Llanfairpwll LL61 5AD
 Freehold Detached
 NEW PRICE £375,000

- A Very Well Appointed Modern Detached Family Residence On A Small Recently Built Development Being One Of Three,
- 4 Bedrooms/3 Bathrooms/2 Receptions
- Contemporary & Practical Interior Throughout
- Garden, Off-Road Parking & Integral Garage
- NHBC Warranty Until September 2027
- Chain Free
- Super Conservatory Located Off The Integrated Kitchen/Diner
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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Property Summary

A Very Well-Appointed Detached Family Residence Situated On A Small Recently Built Development Being One Of Three, Located Within The Popular Village Of Llanfairpwll & Within Walking Distance Of Village Amenities, Primary School, Convenient For The A55 Expressway, The University City Of Bangor And Glorious Anglesey Coastline.

The Property Is Both Spacious And Well Suited To A Growing Family With All The Necessities Expected In Such A Home. The Property Also Benefits From The Residue Of An NHBC Warranty Until September 2027 & Comes With The Added Benefit Of Having No Onward Chain.

The accommodation which benefits from gas central heating and double glazing briefly comprises front door into entrance hallway with wooden plank tiled flooring, stairs to first floor landing with useful understairs storage cupboard, door through into an integral garage and door off into a separate Wc with low flush Wc, wall mounted wash hand basin, complementary floor and wall tiling, extractor fan and window to front aspect.

Further doors from the entrance hallway lead through into a spacious lounge with wooden plank tiled flooring, fireplace with inset gas fire and windows to both side and rear aspect. Continuing off the entrance hallway is a door into the fully integrated kitchen/diner briefly comprising wooden plank tiled flooring, base and wall storage cupboards with complementary composite work surfaces, Bosch double oven, ceramic hob with chimney style extractor over, integrated fridge/freezer, integrated dishwasher. complementary wall tiling, recessed lighting, windows to both front and side aspects and French doors leading into the conservatory with wooden plank tiled flooring, windows to two sides and French doors leading out to the rear flagged patio and garden area.

The first floor briefly comprises a landing with built in airing cupboard and window to the side aspect. Further doors off the landing take you into bedroom 1 en suite with built in double wardrobes, window to both side and rear aspects, door through into an en suite shower room briefly comprising a built-in shower cubicle with mains shower, low flush Wc, wall hung semi pedestal wash hand basin, chrome heated towel rail, complementary floor and wall tiling, extractor fan and window to side aspect.

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Bedroom 2 en suite with window to front aspect, door through into an en suite shower room briefly comprising a built-in shower cubicle with mains shower, low flush Wc, wall hung semi pedestal wash hand basin, chrome heated towel rail, complementary floor and wall tiling, extractor fan, bedroom 3 with windows to both front and side aspects, bedroom 4/office with window to side aspect.

Completing the accommodation is a family bathroom suite briefly comprising p shaped bath with electric shower and glass screen, low flush Wc, wall hung semi pedestal wash hand basin, chrome heated towel rail, complementary floor and wall tiling, extractor fan and window to front aspect.

Externally

A block paved driveway at the front with ample off-road parking for several vehicles leads to an integral garage with up and over door, power and lighting together with plumbing for a washing machine. Timber gates to both sides lead to an enclosed and secure rear garden with patio area and lawn with hedge and timber fence boundaries.

Location

Llanfairpwll is a popular residential village, enjoying the enviable reputation of having Britain's longest place name. The village is situated on the historical A5 route and is positioned close to the Menai Strait and two historical bridges. The village boasts a good range of amenities which include supermarkets, several local shops and businesses, 2 pubs/restaurants, a post office, petrol station, dental surgery, train station and primary school whilst a secondary school lies less than 2 miles away in the town of Menai Bridge.

Council Tax Band F

Exact Location

what3words ///unwound.shredding.eclipses

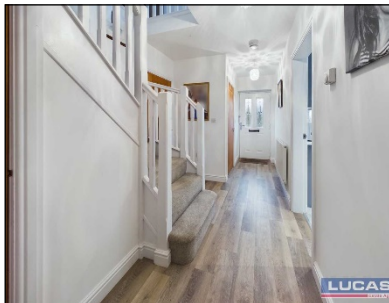
<https://what3words.com/ways-to-use>

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.

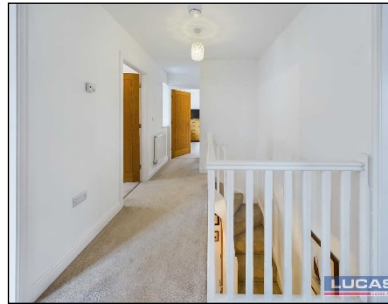
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Note to Customers

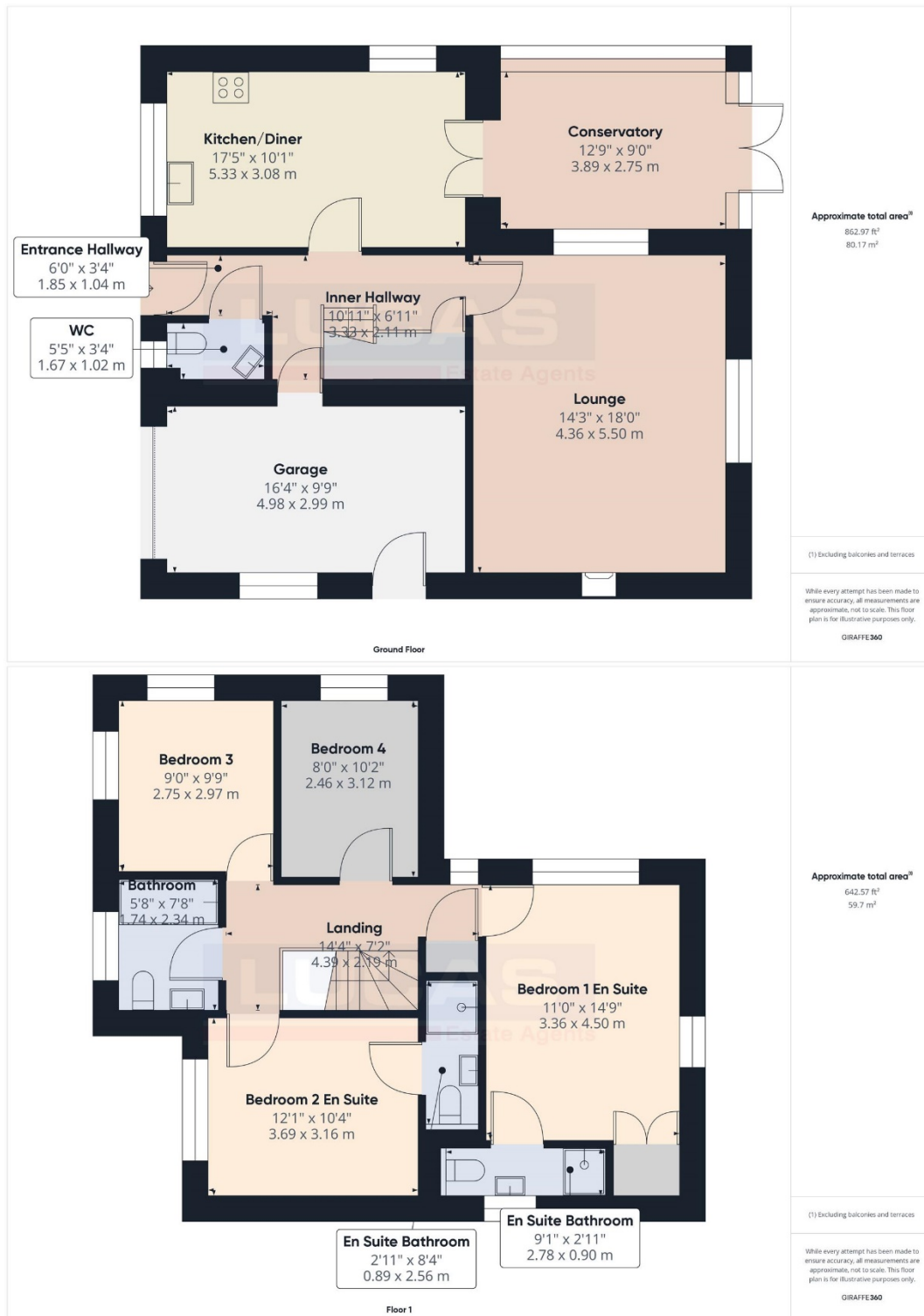
Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors 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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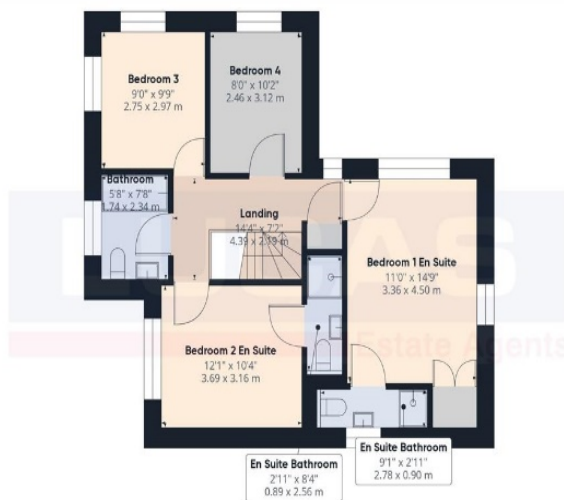
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1505.54 ft²
139.87 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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