



Noddfa Llandaniel LL60 6HB
Freehold Detached
£785,000

- Stunning & Most Spacious, Detached Family Home With Gated Driveway
- 5/6 Bedrooms/2 Bathrooms/3 Receptions
- Separate Gated Access And Drive To The Adjacent Outbuildings Which Have Full Planning Permission For Conversion Into A Dwelling
- Set Within Beautifully Landscaped Gardens Approx 1 Acre Together With A Generous Paddock Approx 2 Acres As Well As A Delightful Woodland Approx 1 Acre. The Total Holding Amounts to Approx 4 Acres.
- Stunning Views Over The Surrounding Countryside Together With Equally impressive Mountain Views
- Council Tax Band G £3263.70 2024/2025, EPC E
- Convenient For Both The Old Historic A5 And Main A55 Expressway Providing Links To Both The Mainland & The Port of Holyhead
- Services Mains Electric, Mains Water, Septic Tank Drains Central Heating Oil Fired

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Property Summary

Located On The Outskirts Of The Village Of Llanddaniel And Close To The Popular Village Of Llanfairpwll In A Semi Rural Setting Is This Stunning & Most Spacious, Detached Family Home With Gated Driveway Together With Separate Gated Access And Drive To The Adjacent Outbuildings Which Benefit From Detailed Planning Permission (21C28) For A Detached Two Storey 3 Bedroom Bungalow With 2 Receptions & 2 Bathrooms. The Property Is Set Within Beautifully Landscaped Gardens Of Approx 1 Acre Together With A Generous Paddock Of Approx 2 Acres As Well As A Delightful Woodland Of Approx 1 Acre. The Total Holding Amounts To Approx 4 Acres. The Property Also Benefits From Stunning Views Over The Surrounding Countryside Together With Equally Impressive Mountain Views. And Viewing Both Internally and Externally Is Highly Recommended.

The accommodation which benefits from oil fired central heating and double glazing briefly comprises front doors into entrance vestibule with ceramic tiled flooring, windows to front aspect, 2 porthole windows to side aspects and door leading into the entrance hallway with recessed lighting, coved ceiling, stairs to first floor landing and accommodation and doors leading off into the L shaped lounge with recessed lighting, coved ceiling, sliding patio doors leading out onto a flagged patio offering stunning views of the gardens and mountains in the distance and arched French doors through into the dining room with window overlooking rear gardens and paddock and arched French doors into the kitchen briefly comprising recessed lighting, Amtico floor covering, base and wall storage cupboards with complementary work surfaces, semi integrated dishwasher, NEFF double oven, induction hob with canopy style extractor over, complementary wall tiling, one and a half bowl sink with window above to rear aspect offering views of the paddock and woodland, door off into the utility room with storage cupboards, wall mounted sink, space for washer and dryer, space for tall fridge/freezer, ceramic tiled flooring, window to side and rear aspects and door to rear flagged path and terrace.

Continuing off the kitchen is a door back into the inner hallway with doors leading off into a snug with coved ceiling and sliding patio doors out onto an elevated terrace area, bedroom 4 with window to rear aspect overlooking paddock and woodland, office/bedroom 5 with window to front aspect offering stunning views of the gardens and mountains in the distance, bathroom briefly comprising tiled panelled bath, walk in shower cubicle with mains shower, vanity sink base unit with storage cupboards to either side, back to the wall low flush Wc, vertical heated towel rail, complementary floor and wall tiling, recessed lighting and frosted window to rear. Completing the ground floor is a door leading off into an integral double garage/workshop providing ample storage space, remote operated roller door and door leading off into a useful storage room with window to side aspect.

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The first floor briefly comprises a spacious landing with recessed lighting, eaves storage, access to loft space, window to rear aspect offering far reaching views over the paddock and woodland and countryside beyond and door off into a useful walk-in storage room. Further doors then lead off into the very spacious bedroom 1 with recessed lighting, full length bank of fitted wardrobes with dressing table and bridging units, bedside drawers and matching storage cabinets and window to front aspect boasting stunning far reaching views over the gardens, countryside and mountains in the distance, bedroom 2 with window to front aspect boasting stunning far reaching views over the gardens, countryside and mountains in the distance, bedroom 3 with window to front aspect boasting stunning far reaching views over the gardens, countryside and mountains in the distance and completing the first floor accommodation is the second bathroom briefly comprising panelled bath, low flush wc, pedestal wash hand basin, complimentary wall tiling and frosted window to rear.

Externally

Remote operated double timber gates lead onto a sweeping tarmac driveway leading to the front of the property providing an ample parking area and garage together with beautifully landscaped established lawned gardens, flower beds mature trees, bushes and shrubs. The lawned gardens continue to the side of the property with an elevated flagged terrace with glass balustrade and steps down onto an ornamental flagged patio perfect to sit out and enjoy those long summer days and evenings along with an attractive summer house/studio nestled in the corner with power and lighting.

The terrace runs from the front by the lounge to the side and rear of the house and accessed at the rear is a useful office/storage room with power and lighting with window to side aspect. Continuing at the rear of the property are mature hedges with a timber gate leading into the paddock and beyond to the woodland area that has gated access. The path continues along the rear of the house with further lawned gardens and hedges back to the side of the garage with a gate leading to the side and rear of the adjoining outbuildings.

Adjoining the main entrance is a separate gated gravelled driveway leading to the adjoining outbuildings with an established lawned garden and mature hedge to the boundary. A gate near the front leads into the paddock area with a useful stone outbuilding that lends itself for a variety of uses.

The L shaped outbuildings that benefit from full planning permission for conversion into a dwelling, are currently laid out into two parts with 4 walk through rooms accessed via a door at the side along with an adjoining double garage/workshop with door into a game's room/gym.

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Location

Llanddaniel is a village that is convenient for both the old historic A5 and main A55 expressway providing links to both the mainland & the port of Holyhead. There is a primary school located locally within Llanddaniel. The A55 also allows for easy travel to the mainland, the university city of Bangor (with mainline rail links) and the ferry terminal at Holyhead. The Isle of Anglesey has many attractions, foremost of which is the marvellous coastline with 120 miles of coastal pathways to enjoy.

Council Tax Band G £3263.70 2024/2025

Exact Location

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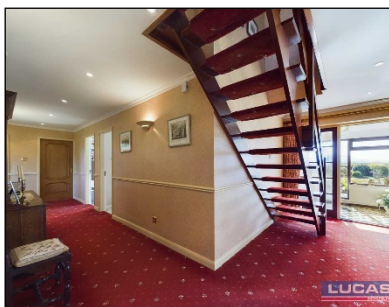
<https://what3words.com/ways-to-use>

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		43	82
England & Wales	EU Directive 2002/91/EC		

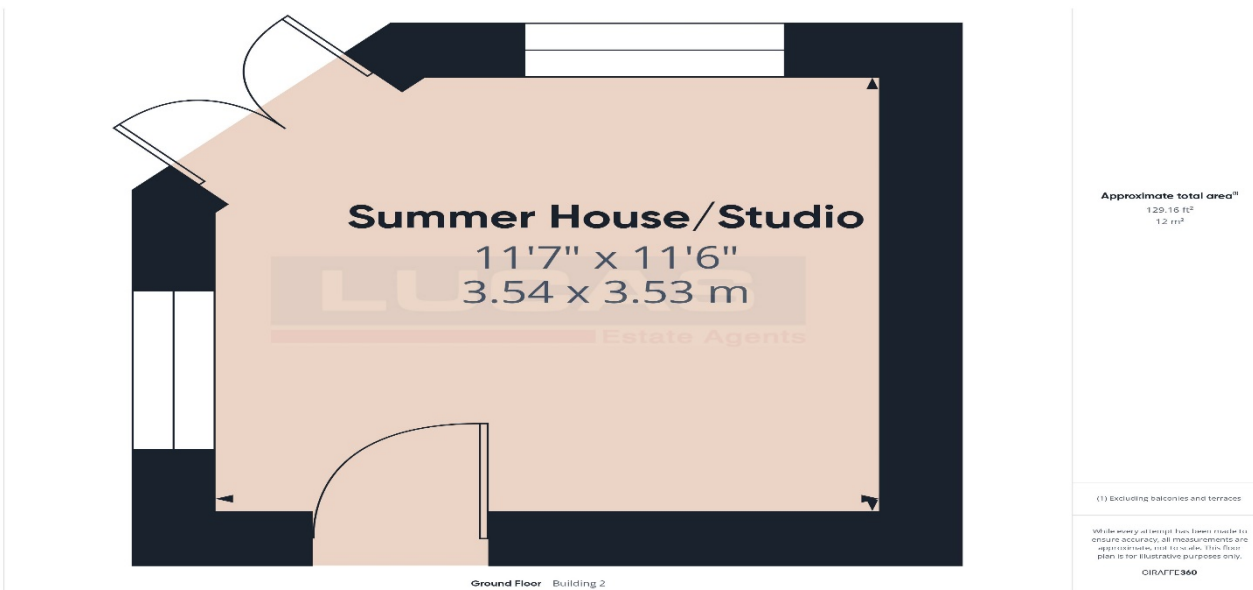
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

<https://find-energy-certificate.service.gov.uk/energy-certificate/9188-3036-2207-1744-0204>

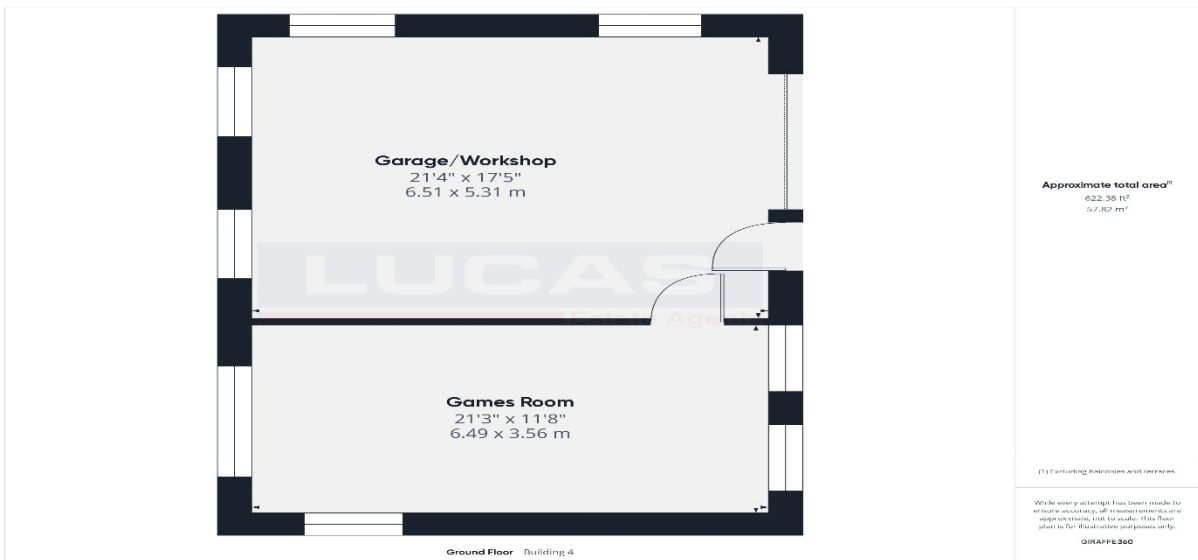
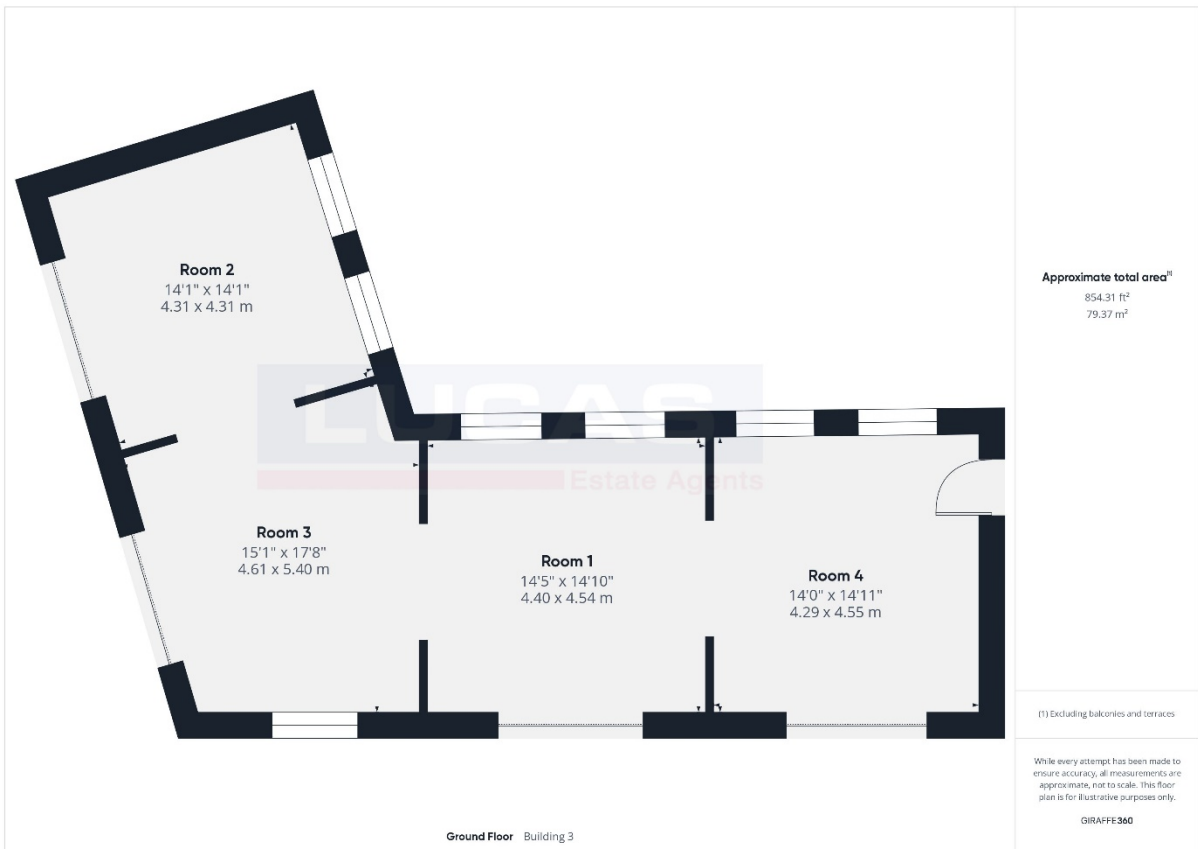
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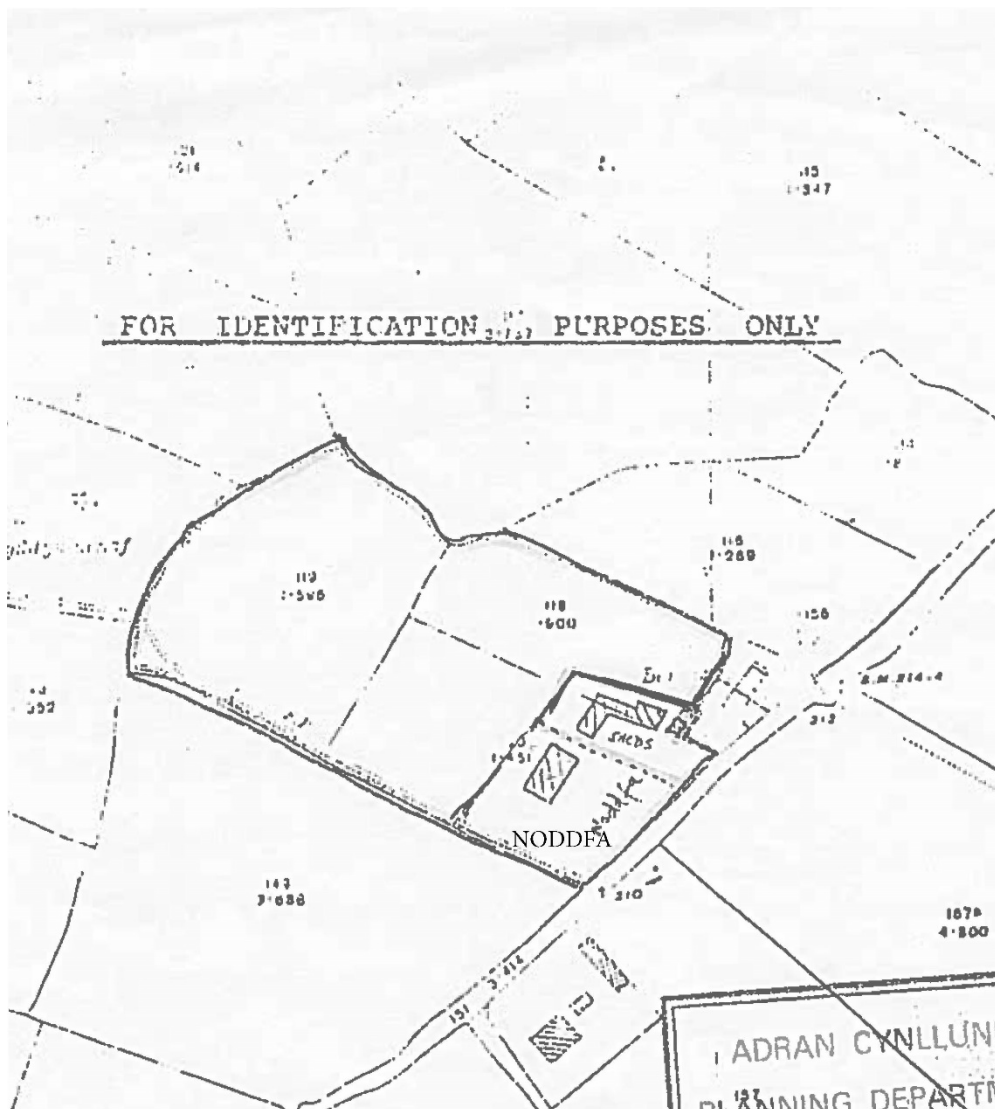
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