



4 Llys Eilian Llanfairpwll LL61 5EY  
Freehold Detached  
£385,000

- A Newly Built Detached Family Home With Benefit Of 10 Year NHBC Warranty
- 4 Bedrooms/2 Bathrooms/2 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.
- LAYOUT DIFFERS SLIGHTLY FROM NUMBER 3 LLYS EILIAN NEXT DOOR
- Close to Local Amenities
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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## Property Summary

LAYOUT DIFFERS SLIGHTLY FROM NUMBER 3 LLYS EILIAN NEXT DOOR

A Newly Built 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, open plan kitchen diner with quality fitted appliances, utility room, first floor landing area, main bedroom with en-suite, three further bedrooms and contemporary bathroom.

Externally

Front and rear garden with driveway parking for several vehicles.

Entrance - Covered entrance with flagged pathway leading to the double-glazed composite door opening to:

Hallway - 2.57 x 2.01 - Spacious hallway with carpeted staircase leading up to the first floor, three down lights, mains smoke alarm, radiator and laminated wood floor covering.

Separate Wc - 1.75 x 1.26 - Contemporary suite comprising: RAK Ceramics button flush WC and wall mounted wash hand basin with mixer tap and tiled splash back. LED demister mirror, two downlights, extractor, tiled flooring, radiator and PVC double glazed window to the front elevation.

Lounge - 5.06 x 3.70 - Comprising front aspect PVC double glazed window, twelve downlights, radiator, carpet, ample power points and provision for wall mounted television.

Open Plan Kitchen Diner - 7.72 x 3.56 - A spacious open plan kitchen diner consisting of a Howdens contemporary kitchen with fitted appliances to include: Bosch double oven, Bosch ceramic touch electric hob, Lamona Black angled extractor over, Lamona wine cooler, Lamona integrated dishwasher and Lamona integrated fridge and freezer. Fitted inset sink unit with mixer tap. Finished with plinth lighting and Silestone Chamfered Edge White Marble Quartz Worktops. Walk-in under stairs storage cupboard. Twenty-two downlights, heat

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sensor, two radiator, laminated wood flooring Rear aspect PVC double glazed window and French doors to the rear garden. Door to:

Utility Room - 1.93 x 1.76 - With base storage unit, work top and inset stainless steel single drainer sink unit with mixer tap. Side exit PVC double glazed door. Laminated wood flooring, radiator, mains smoke alarm, Shneider consumer unit and wall mounted Ideal Logic+ Combi C35 gas central heating boiler.

First Floor Landing - Access to roof space. Radiator, three downlights, carpet and mains smoke alarm.

Principal Bedroom - 4.17 x 3.69 - Front aspect PVC double glazed window. Built-in double wardrobe with mirror fronted sliding doors. Carpet, radiator and nine downlights. Door to:

En-Suite - 2.50 x 1.01 - Fitted with Tavistock vanity unit with mixer tap and tiled splash backs. Fitted button flush WC and fully tiled shower cubicle with Aqualisa shower unit. LED demister mirror, extractor, three downlights, chrome towel radiator and tiled flooring.

Bedroom 2 - 3.75 x 3.30 max - Rear aspect PVC double glazed window. Built-in double wardrobe with mirror fronted sliding doors. Carpet, radiator and six downlights.

Bedroom 3 - 3.30 x 2.95 - Rear aspect PVC double glazed window, carpet, radiator and six downlights.

Bedroom 4 - 2.68 x 2.31 - Rear aspect PVC double glazed window, carpet, radiator and four downlights.

Bathroom - 3.50 x 2.31 - A contemporary suite comprising: Large vanity unit with mixer tap and large LED demister mirror above, fitted button flush WC and panelled bath with shower screen, mixer tap and thermostatically controlled Aqualisa shower unit. Tiled flooring and splash backs. Chrome towel radiator, extractor, six downlights, PVC double glazed window.

Outside - Lawns to the front and rear with paved pathways and paved patio area. Tarmacadam driveway providing comfortable off-road parking space for three vehicles. External double socket.

Council Tax Band TBC

Exact Location  
what3words ///typical.doll.shepherdless

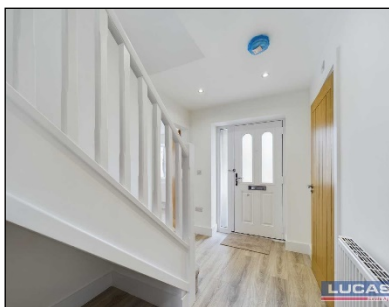
<https://what3words.com/ways-to-use>

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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.

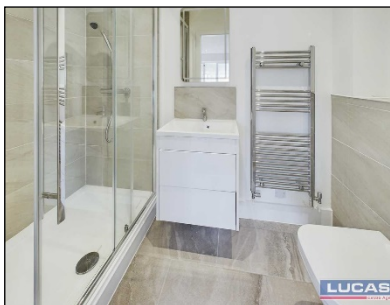
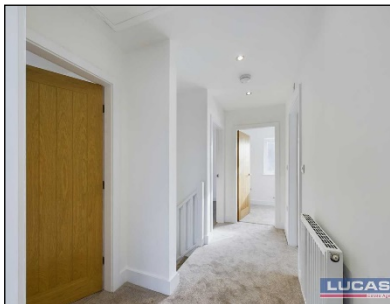
Note to Customers

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) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0567-3820-7093-9191-8771>

NOTE LAOUT FOR NUMBER 4 DIFFERS SLIGHTLY FROM FLOOR PLAN BELOW

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