



4 Wellington Court Lon St Ffraid Trearddur Bay LL65 2LJ  
Freehold Townhouse  
New Price £375,000

- Most Impressive Spacious Mid Terraced Town House Is Part Of This Popular Complex, Ideally Situated Being Within Yards Of Trearddur Bay's Village Centre And Its Superb Blue Flag Beach
- 3 Bedrooms/1 Bathroom/1 Reception
- Balcony Terrace Boasting Stunning Views Over Trearddur Bay Along With Glimpses Of The Sea & Coastline.
- Interior Features Strong Curves Which Echo The Striking Wood Spiral Staircase
- Two Allocated Private Parking Spaces Within The Complex & Gardens
- Perfect Place To Entertain, Relax And Unwind, Close To Stunning Beaches And Award-Winning Restaurants, This Is A Property Well Worth Further Inspection.
- Chain Free
- 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

An Opportunity To Acquire A Most Unusual Property Offering Open Plan Living And A Spacious Interior Together With A Balcony Terrace Boasting Stunning Views Over Trearddur Bay Along With Glimpses Of The Sea & Coastline. The Interior Features Strong Curves Which Echo The Striking Wood Spiral Staircase In The Welcoming Entrance Hall. This Most Impressive Spacious Mid Terraced Town House Is Part Of This Popular Complex, Ideally Situated Being Within Yards Of Trearddur Bay's Village Centre And Its Superb Blue Flag Beach. A Perfect Place To Entertain, Relax And Unwind, Close To Stunning Beaches And Award-Winning Restaurants, This Is A Property Well Worth Further Inspection.

The accommodation which benefits from gas central heating and double glazing briefly comprises open front porch with door into entrance hallway with opening into the inner hallway with open brick circular wall and spiral staircase leading to the upper floor, door off into a spacious separate and spacious cloakroom/Wc with vanity sink base cupboard with storage to either side, Wc and frosted window to front aspect. Further doors then lead off into bedroom 1 with a built in storage cupboard and a Clerestory window to the rear aspect, bedroom 2 with a built in storage cupboard and a Clerestory window to the side aspect, bedroom 3 with a built in storage cupboard and a Clerestory window to the rear aspect and completing the ground floor accommodation is a contemporary bathroom suite briefly comprising panelled bath with mains shower and glass screen, back to the wall Wc suite, vanity sink base with very useful storage cupboards to side and complementary top, chrome heated towel rail, complementary wall tiling, frosted window to front aspect and low maintenance flooring.

The first floor accessed via the spiral staircase from the ground floor leads into a stunning vaulted & most spacious open plan lounge/sitting/dining room with original wood floor and balcony terrace with stunning views over Trearddur Bay along with glimpses of the sea and coastline. The open plan room has a full-length exposed brick wall finish with complementary open beamed ceiling, together with useful built in storage cupboards. Completing the upper floor is dual access into a fitted kitchen briefly comprising base and wall storage cupboards including drawer pack, integrated dishwasher, space for free standing slot in cooker with complementary stainless-steel splash back with integrated extractor over, stainless steel one and a half bowl sink with complementary work surfaces, complementary tiled upstands, window to front aspect and low maintenance floor covering.

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.

### Externally

Two allocated private parking spaces within the complex with a pathway leading to the front entrance with neat lawned areas to the front and side. The rear garden is accessed via a gate at the side of the complex and is mainly laid to lawn which makes it a great sun trap with lovely views over Trearddur Bay.

### N.B.

We understand there is a shared pedestrian right of way around the area of the properties.

### Location

Trearddur Bay is a very popular coastal village situated on the West coast of Anglesey. The village has in recent years grown in popularity and is now arguably one of the top holiday spots on the island. Offering an array of trendy bars and eateries along with its beautiful Blue Flag beach the rise in popularity is hardly surprising. The 18-hole Holyhead links golf course is nearby as is another 9-hole golf course. Holyhead town with its port to Ireland and railway station is approximately 2 miles distance. The beach itself is within yards from the property and is perfect for swimming, sailing, kayaking, surfing, diving and fishing. Access to the A55 expressway is approximately 1.7 miles from the property, allowing rapid commuting throughout the island and to the mainland.

### EPC LINK BELOW

<https://find-energy-certificate.service.gov.uk/energy-certificate/0630-3038-3206-7764-7204>

Council Tax Band D £1946.07 2024/2025

### Exact Location

what3words ///sisters.seats.evaporate

<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.

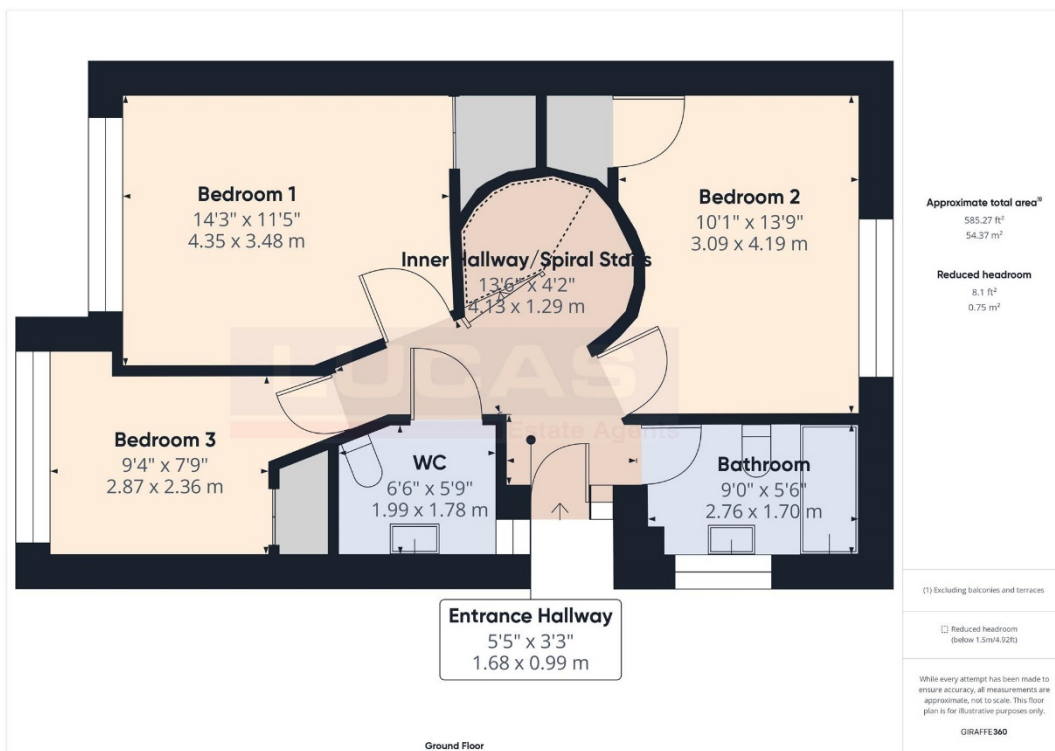
### Note to Customers

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

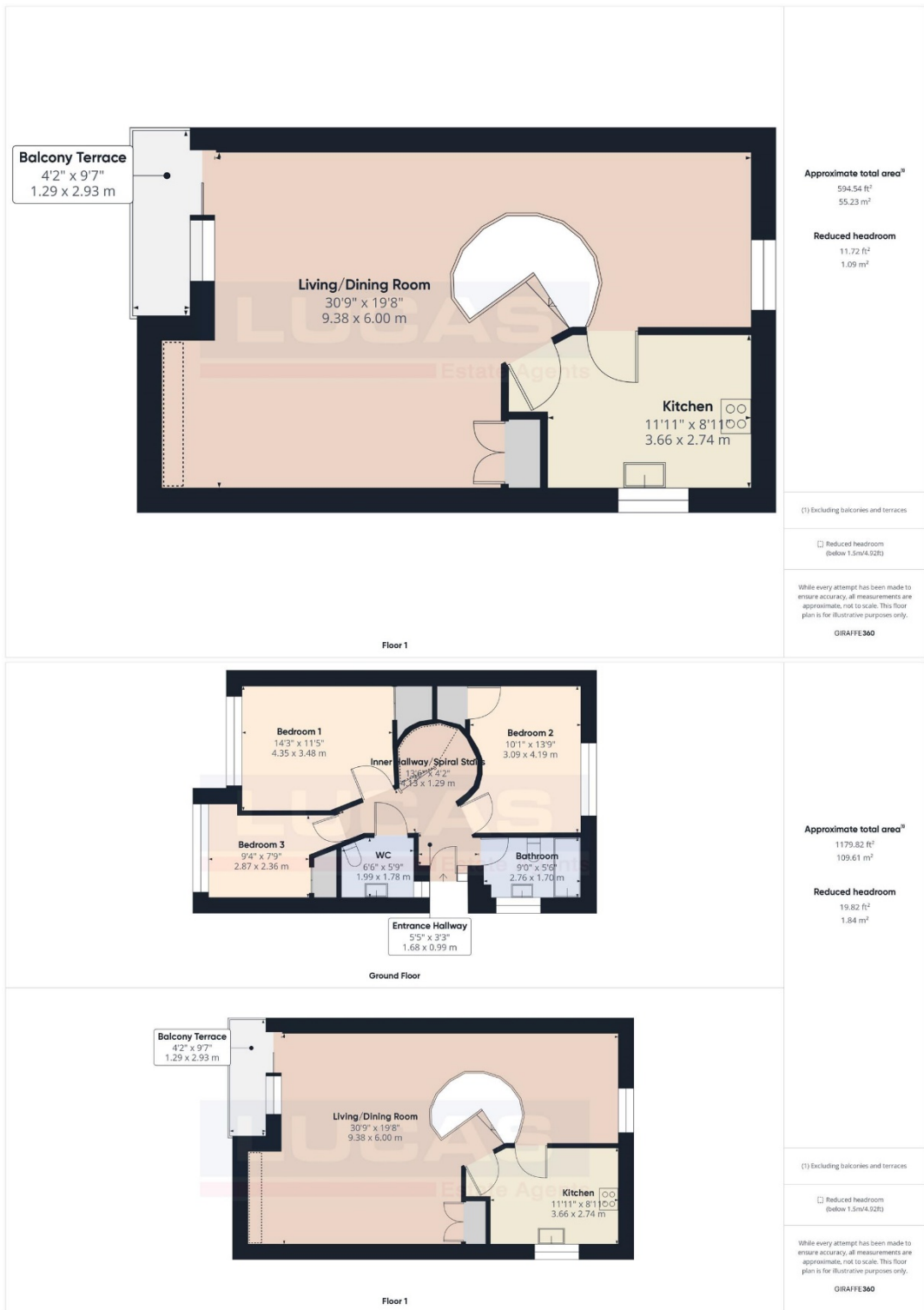
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.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



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.