



5 Stad Ty'n Llain Llanfairpwll LL61 5FA  
Freehold Detached  
£499,950

- Executive Style Residence Boasting A Contemporary Layout And An Exceptionally High-End Finish Throughout
- 4 Bedrooms/2 Bathrooms/2 Receptions
- Generous Off-Road Parking, Established And Manageable Gardens, Integral Garage.
- Council Tax Band: F; Broadband Up To 734 Mbps; EPC B
- Convenient For Local Schooling Together With All Other Amenities
- Within Easy Access Of The A55 Expressway & 4 miles from the University City of Bangor & Ysbyty Gwynedd
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Oil Fired

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### Property Summary

Set On This Exclusive Development Being One Of Only Five Executive Style Residences Boasting A Contemporary Layout And An Exceptionally High-End Finish Throughout Is This Detached Family Home. The Property Has Generous Off-Road Parking, Established And Manageable Gardens, Together With An Integral Garage. The Property Is Ideally 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 accommodation which benefits from oil fired central heating, solar panels and double glazing briefly comprises front door into reception hallway with stairs to a galleried first floor landing, Karndean flooring and doors leading off into the living room with attractive fireplace and surround, windows to both the front and side aspects, a most spacious L shaped kitchen/dining, sun room briefly comprising a fully integrated kitchen with shaker style base and wall storage cupboards with complementary composite work surfaces together with an island display with space under for free standing seating, space for a free standing range cooker with slimline extractor over, integrated dishwasher, integrated fridge/freezer, under mounted sink with mixer tap, complementary tiled splash backs, Karndean flooring extending into the dining area, recessed lighting and a window to rear aspect. Continuing off the kitchen/dining area take you into a light and spacious sunroom with recessed lighting, Karndean flooring, two windows to the rear aspect along with French style doors leading out onto the flagged patio/entertaining area and rear garden.

A separate door off the dining area takes you into a very spacious utility room with an integrated washer (separate door available) along with further base and tall storage cupboards with stainless steel sink and mixer tap with complementary work surfaces, Karndean flooring, complementary tiled splash backs, window to rear aspect and a door leading out to the rear garden, door into the integral garage and door off into a useful Wc/Cloakroom with a low flush Wc and wall mounted wash basin with mixer tap, low maintenance flooring and frosted window to the side aspect.

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The first floor briefly comprises a very spacious galleried landing with a window to the front aspect and a Slingsby style ladder leading up to the loft space, doors off into main bedroom en suite with window to front aspect and door off into the spacious en suite bathroom briefly comprising a walk in shower with mains shower and glass screen, low flush Wc, cantilever vanity sink with pull out drawer, recessed lighting, complementary floor and wall tiling, heated towel rail and frosted window to side aspect, bedroom 2 with window to rear aspect overlooking the garden, bedroom 3 with window to rear aspect overlooking the garden, bedroom 4 with window to front aspect overlooking the garden and driveway and completing the accommodation is a spacious family bathroom briefly comprising tiled panelled bath with mixer tap, walk in shower with mains shower and glass screen, low flush Wc, contemporary double vanity unit with twin bowls with mixer taps, recessed lighting complementary floor and wall tiling and frosted window to rear aspect.

#### Externally

Lawned garden to the front with timber panelling to the side along with a generous tarmac drive to the front with ample off-road parking leading to the integral garage with remote operated roller door with door through into the utility and window to the side aspect. Access to the rear is via dual access timber gates with a flagged path to one side leading to a private and enclosed garden which is mainly laid to lawn with a flagged patio/entertaining area with timber panelling bordering the plot.

#### Location

The exclusive Cul de sac is in walking distance of all the varied amenities contained within this extremely sought after village. Llanfairpwllgwyngyll is located on the banks of the stunning Menai Strait and boasts an excellent primary school, doctors, dentists, shops, supermarkets, cafes and gastro pubs. The village also has the Pringles Shopping centre, excellent road and rail links, as well as having an excellent social scene, many sports clubs, including the new indoor climbing club.

#### Agents Notes

The property is of standard construction under a slate roof. Solar panels installed when built.

Council Tax Band: F

Broadband Up To 734 Mbps

#### Exact Location

[what3words ///retailing.scribbled.video](https://what3words.com/retailing.scribbled.video)

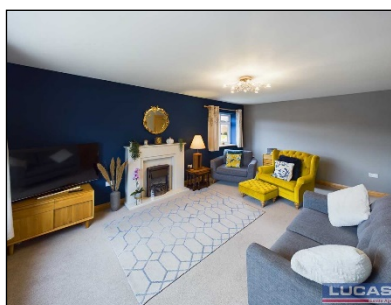
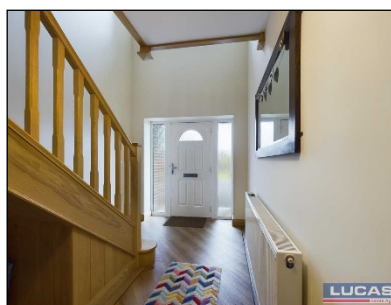
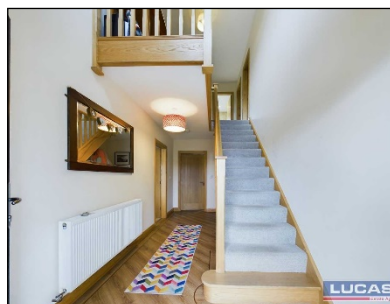
<https://what3words.com/ways-to-use>

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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.



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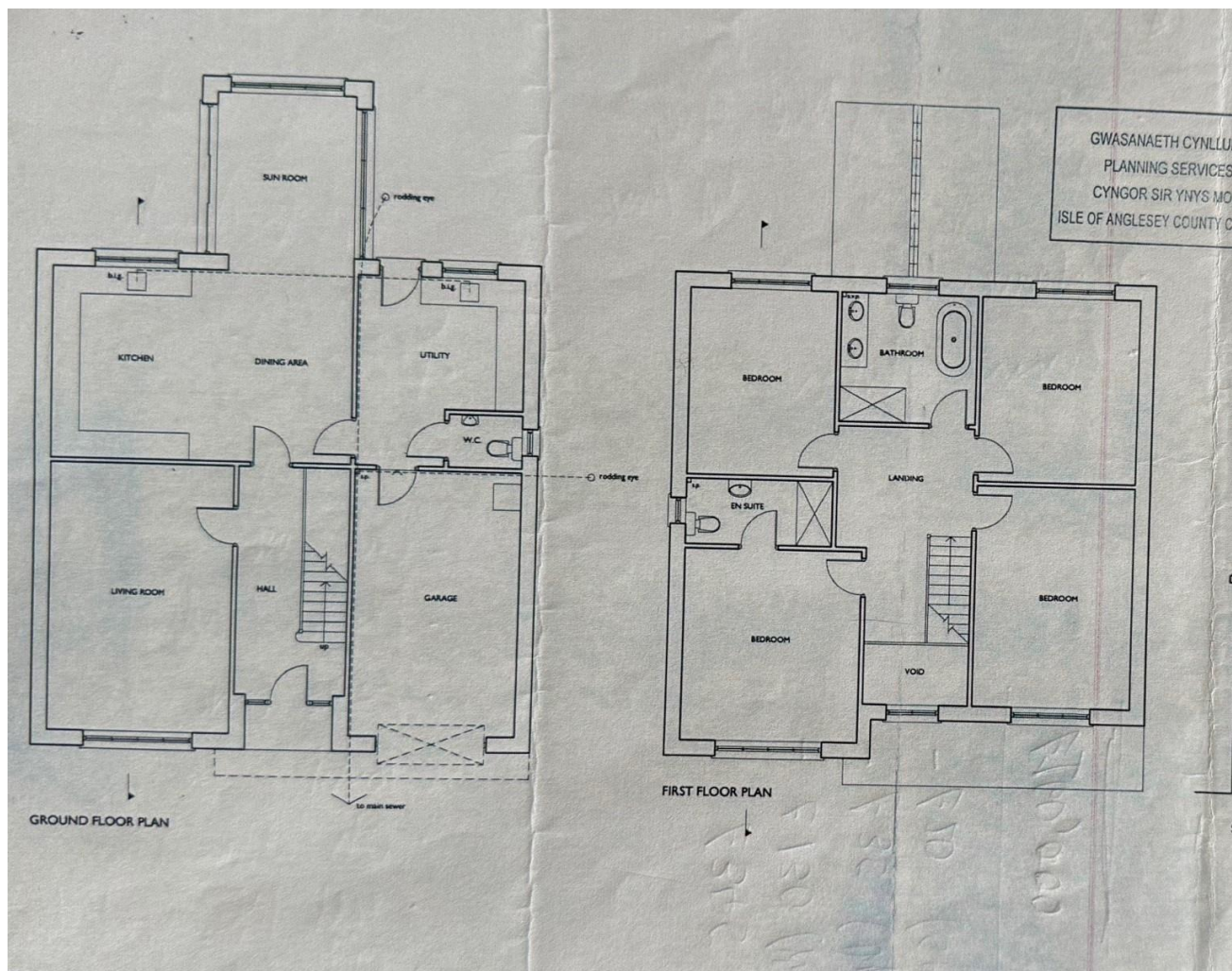
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - 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/8609-9223-8939-9497-8643>

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