

**LUCAS**

Estate Agents

Meer Blich, 16 Lon Cedric Four Mile Bridge, Isle of Anglesey  
LL65 2NL  
Freehold Detached Bungalow OIRO £265,000

- Impressive Extended Detached Bungalow On Generous Corner Plot
- 2/3 Bedrooms/1 Bathroom/1/2 Receptions
- Boasting Stunning Views Of The Inland Sea
- New Roof Fitted Late 2022
- Landscaped Gardens With Timber Summerhouse
- Off Road Parking & Garage
- Council Tax Band D £1941.93 2024/2025; Full Fibre Broadband Up To 622 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating LPG Gas

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 or 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

A Very Impressive Extended Detached Bungalow Occupying A Generous Corner Plot Boasting Stunning Views Of The Inland Sea Estuary To The Rear Together With Beautifully Landscaped Gardens With Timber Summer House Along With, Off Road Parking & Garage. The Bungalow Has Been Well Maintained Throughout & Has The Added Benefit Of A New Roof Being Fitted In Late 2022. The Property Is Situated In A Quite Cul De Sac In The Sought-After And Quiet Village Of Four Mile Bridge Adjacent To The Inland Sea And Within Short Driving Distance Of The Commercialised Village Of Valley Which Offers An Impressive Range Of Shops And Direct Access Onto The A5 And A55 Expressway. Equally, The Forever Popular And Picturesque Area Of Rhoscolyn Is Nearby Which Boasts The White Eagle Free-House/Eatery And A Superb Beach, And The Coastal Resort Of Trearddur Bay Are Within Short Driving Distance, Again Offering An Excellent Range Of Restaurants And Beach.

Viewing Is Highly Recommended Throughout.

The accommodation which benefits from LPG gas central heating and double glazing briefly comprises front door into vestibule with built in cloaks cupboard housing meters and gas central heating boiler, low maintenance flooring and door through into the lounge with marble fireplace and surround with inset living flame gas fire, bow shaped bay window to front aspect, re-circulating vent and door through to the T shaped inner hallway with low maintenance flooring, access to loft space and doors leading off into the kitchen briefly comprising base and wall storage cupboards with complementary work surfaces, one and a half bowl sink with mixer tap, space for free standing electric cooker, space for free standing washer and free standing fridge/freezer, low maintenance flooring, window to side aspect and door leading to side pathway and gardens.

Continuing off the inner hallway are further doors leading off into bedroom 1 with window to rear aspect boasting glimpses of the inland sea and the rear garden, bedroom 2 with window to rear aspect boasting glimpses of the inland sea and the rear garden, bedroom 3 /dining room divided into two areas with low maintenance flooring and window to side aspect boasting stunning views of the inland sea and sliding patio doors leading out to the rear garden. (Note currently used as a dining room with option for use as a bedroom if required). Completing the internal accommodation is the main bathroom suit briefly comprising panelled bath with electric shower and glass screen, low flush Wc, wash hand basin with storage under, heated towel rail, low maintenance wall cladding, tiled flooring and two frosted windows to side aspect

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

Tarmacadam drive to front leading to a linked detached garage with window, light and power & up and over door. There is a paved path to the right-hand side with 4 Calor gas bottles. Tarmac path around the front and left-hand side with a variety of shrubs and trees. Cold water tap and coal bunker to left hand side. To the rear, is a pleasant, landscaped garden comprising of various paved patios and golden pebbled borders, with a timber summer house, aluminium greenhouse and timber shed, flanked by timber fence panels to the left-hand side with another small lawned garden. The garden enjoys lovely estuary views.

### Location

The property is situated in the sought-after and quiet village of Four Mile Bridge adjacent to the inland sea and within short driving distance of the excellent commercialised village of Valley which offers an impressive range of shops and direct access onto the A5 and A55 Expressway. Equally, the forever popular and picturesque area of Rhoscolyn is nearby which boasts The White Eagle free house/eatery and a superb beach, and the coastal resort of Trearddur Bay are within short driving distance, again offering an excellent range of restaurants and beach. Holyhead town is approx. 4 miles distance which offers an excellent range of out-of-town shopping, the terminus of the A55 Expressway, mainline railway station and regular ferry service to Ireland.

### Agents Notes

The property is of standard construction under a tiled roof which was renewed in late 2022.

Council Tax Band D £1941.93 2024/2025

Broadband Up To 49 Mbps

### Exact Location

what3words ///owls.beep.footsteps

<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.

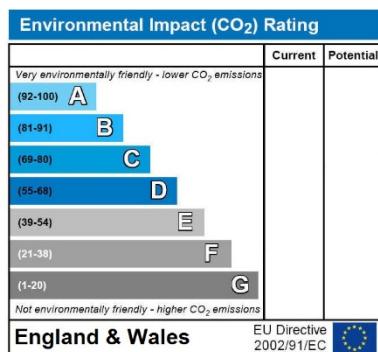
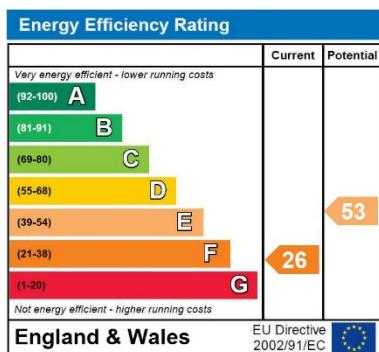
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.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

## 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.

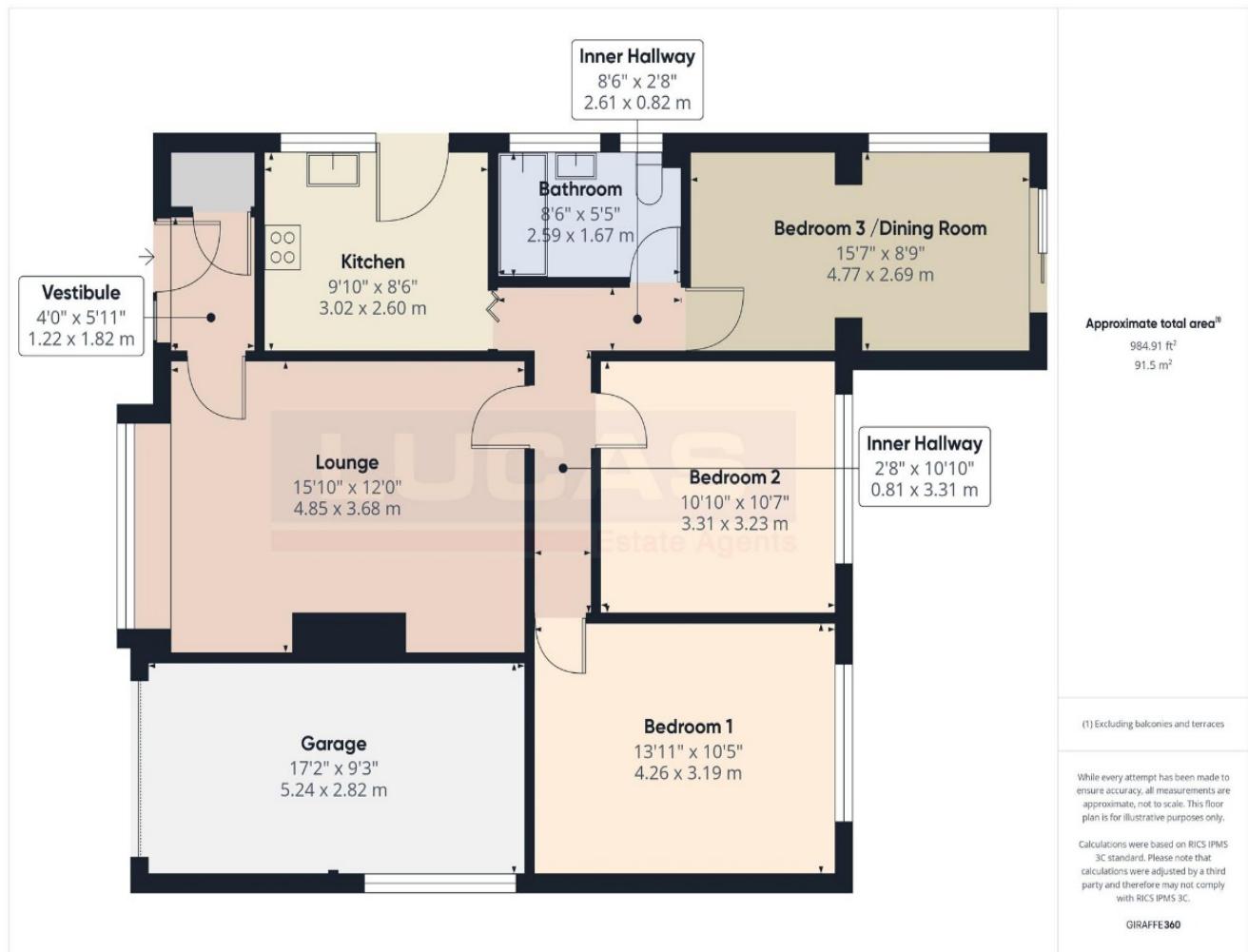


These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.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



<https://find-energy-certificate.service.gov.uk/energy-certificate/5334-1325-8300-0364-8226>

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 or 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.