



Yr Efail Ffordd Brynsiencyn Llanfairpwll LL61 6PA  
 Freehold Detached  
 £635,000

- Spacious Detached Character Family Home Set Within 3/4 Acre Of Generous Lush Gardens
- 4 Bedrooms/2 Bathrooms/3 Receptions
- Complete With An Orchard, Summer House, And Outbuildings Like A Tavern, Boiler House, Workshops, And Garage
- Very Sought After Position On Outskirts Of The Village Located In A Conservation Area
- Significant Off-Road Parking With Space For Boat/Trailer/Motorhome
- Two New Bathrooms & Separate Wc Together With New Sprawling Conservatory/Diner
- EPC E; Council Tax Band G £3291.30 2025/2026; Broadband Up To 620 Mbps
- Services Mains Electric, Mains Water, Mains Drains Central Heating Oil Fired & Lpg Bottle Gas

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### Property Summary

Seize this rare chance to own a stunning, spacious detached family home bursting with character! Nestled on the village outskirts with a private driveway off Brynsiencyn Road, it's perfectly positioned near the A55 Expressway for effortless travel. Yr Efail delivers jaw-dropping gardens—complete with an orchard, summer house, and outbuildings like a tavern, boiler house, workshops, and garage—all set across a lush  $\frac{3}{4}$  acre of mature grounds. Plus, enjoy two brand-new bathrooms, a separate WC all to an exceptional high standard, and a sprawling conservatory/diner!

The accommodation which benefits from recently updated oil fired central heating and double glazing throughout, comprises of a stable style glazed door into the entrance hallway with stairs to first floor and doors off into a spacious living room with painted beamed ceiling, attractive inglenook style fireplace with brick surround and timber mantel over with inset gas stove and recessed lighting, window to front aspect, large picture window to front aspect through sunroom/snug, window to rear aspect, opening into the conservatory/diner with window adjacent, Italian Slate tiled flooring, opening off into a cosy sunroom/snug with glazed windows to three sides and French door out to the front path and gardens, door through into the kitchen briefly comprising base and wall storage cupboards with complementary granite work surfaces and upstands, inset sink with mixer tap, built in double oven, extra wide gas hob with canopy style extractor over with tiled splash back, integrated dishwasher, washing machine and under counter fridge, painted beamed ceiling, cream stone tiled flooring, window to front aspect, stable style glazed door through into a spacious conservatory diner with windows to three sides along with French doors to courtyard area and single glazed door leading out to the rear outbuildings.

Continuing off the entrance hallway are doors off into a newly installed L shaped contemporary style Wc with low flush bidet Wc, vanity sink unit with mixer tap set on a plinth with tiled splash back, and matching complementary tiled flooring and a frosted window to the front aspect, newly installed en suite bathroom briefly comprising walk in mains operated shower with glass screen, cantilever vanity sink unit with mixer tap, back to the wall Wc with push button flush above, vertical heated towel rail, complementary floor tiling and matching splash backs with skirtings to shower and sink/Wc areas, recessed lighting, access to loft space, useful built in linen cupboard, frosted window to rear aspect, door through into en suite bedroom windows to front and rear aspect, two Velux roof lights, access to loft space and a large window/ door to rear of building.

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The first floor briefly comprises a generous L shaped landing with built in airing cupboard, window to rear aspect, access to loft space and doors leading off into L shaped bedroom 2 with exposed original timber beams, window to front aspect, Velux roof light, bedroom 3 with exposed original timber beams, window to rear aspect, Velux roof light, bedroom 4 with window to front aspect, Velux roof light and a newly fitted L shaped bathroom with sliding door and briefly comprising a slipper free standing bath, walk in mains operated shower with glass screen, cantilever vanity sink with round bowl and built in tap over, low flush Wc with built in push button flush over, vertical heated towel rail, complementary part tiled walls and tiled flooring, extractor fan, recessed lighting and double window to front aspect.

### Externally

Take the private driveway that sweeps you past dual gated access, revealing a sprawling gravelled area perfect for parking multiple vehicles. Beyond lies a lush, lawned garden framed by ancient, towering trees that whisper privacy and shelter. A shimmering river dances along the front boundary, while a hidden gate and winding drive unveil a captivating orchard and a treasure trove of outbuildings—think tavern, boiler house, workshops, and garage—all brimming with potential for conversion into extra living space (subject to consents)! Several seated areas giving shade and sun alike. Summer house and patio giving an ideal space for entertaining or enjoying the quite aspect of the garden.

### Location

Ideally located on the outskirts of the village with a private drive, the property is ideally placed for the A55 Expressway, which is under 5 minutes' drive away, with links onward to Bangor, Chester and the regional airports of Liverpool and Manchester. The port of Holyhead is approximately half an hour's drive away with ferry links onward to Ireland. The renowned tourist attractions of Anglesey Sea Zoo, Foel Fram together with Halen Mon (Anglesey Sea salt) are all located very close to Llandwyn Beach and Newborough Warren and only a short drive to the Yr Wyddfa (Snowdonia) mountains that are easily accessible to explore and enjoy. The Isle of Anglesey boasts numerous other attractions, including the historic town of Beaumaris with its Castle built by Edward I, and offers wonderful coastal walks and cycling routes with many miles of stunning beaches to explore. There are also many quality restaurants and pubs throughout the island.

### Agents Notes

The property is of stone construction under a slate roof.

Two new bathrooms (2023) and a significant new conservatory/dining to the rear. (2024) 2023/4. No walls removed, but a window converted into a door.

Bottled gas used for fire and hob.

Ev charger installed adjacent to boiler room

Note -there is access from the road to the field adjacent to the drive "for servants of the marquis ", it is not frequently used.

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Exact Location  
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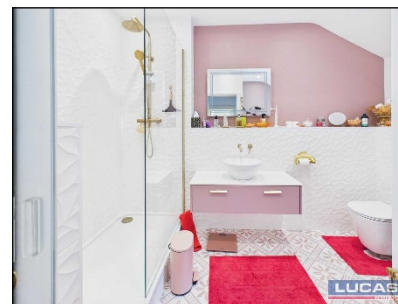
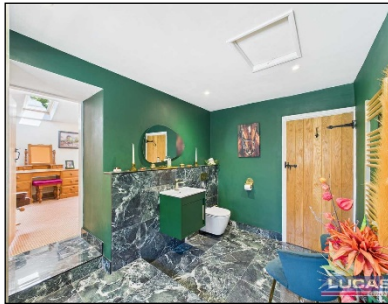
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

#### 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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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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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<https://find-energy-certificate.service.gov.uk/energy-certificate/1000-4244-0622-2000-2793>



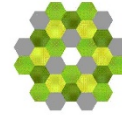
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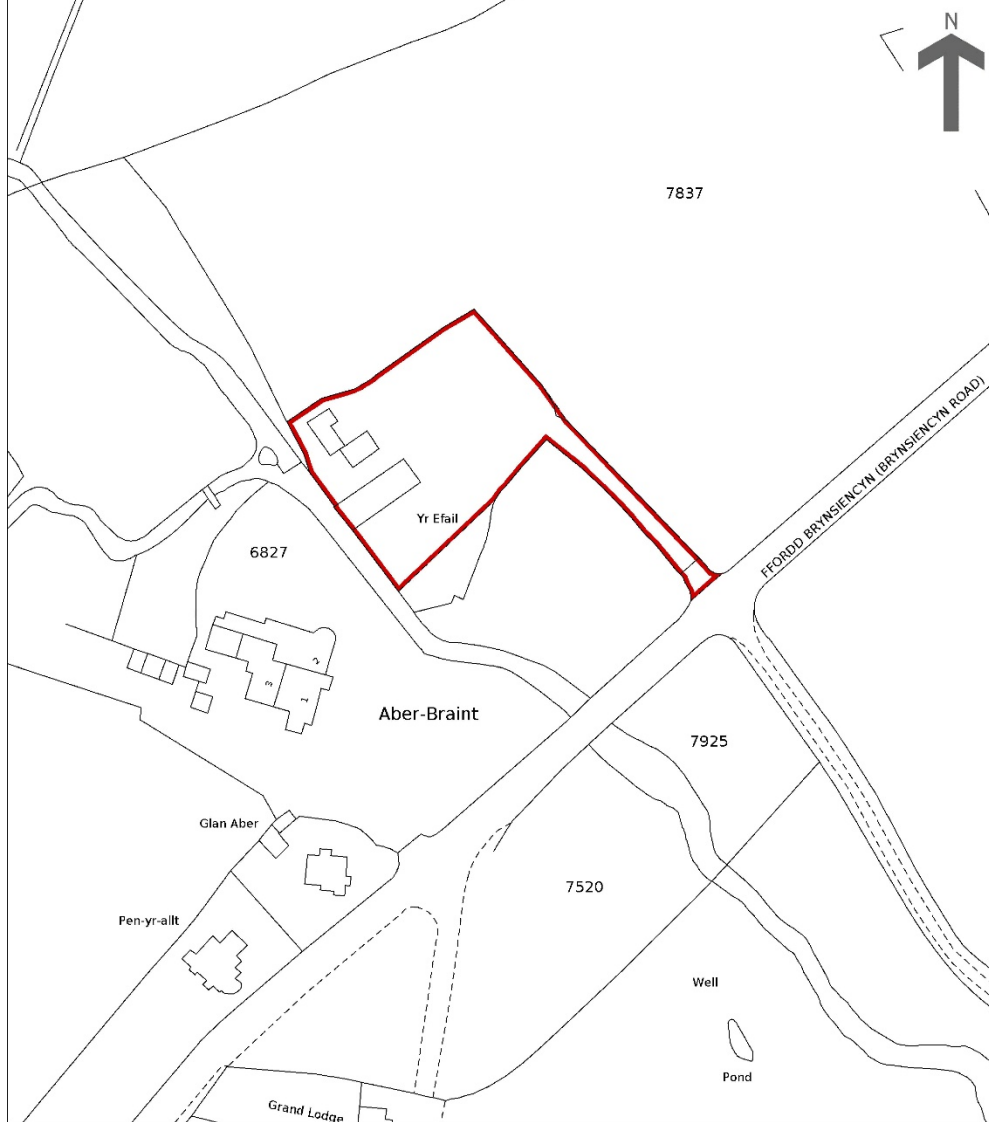
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## HM Land Registry Current title plan

Title number **CYM118889**  
Ordnance Survey map reference **SH5271SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Isle of Anglesey / Ynys Môn**



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