



17 The Rise Trearddur Bay LL65 2UY
Freehold Detached Bungalow
£675,000

- Very Impressive Rear South Facing & Very Spacious (Over 3000sq ft) Detached, 5 Bedroom Property Including Annexe
- 5 Bedrooms/3 Bathrooms/2 Receptions
- Boasting Fabulous Views Of Beach, Sea, Coastline & Distant Mountain Views
- Ample Off-Road Parking, Detached Double Garage & Generous Lawned Gardens & Patio/Entertaining Areas
- Prime Position In A Highly Sought After Area Of Trearddur Bay In Quiet Cul De Sac On the Rise
- Pedestrian Short Cut Directly To The Beach & Trearddur's Bustling Village.
- EPC C; Council Tax Band G £3502.95 2025/2026; Broadband Up To 648 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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Property Summary

Occupying A Prime Position In A Highly Sought After Area Of Trearddur Bay, This Very Impressive Rear South Facing & Very Spacious (Over 3000sq ft) Detached, 5 Bedroom Property Including Annexe Offers Lots Of Space Both Inside And Out, And With A Far-Reaching Sea View It's The Perfect Choice For You And Your Extended Family. Set At The Top Of The Rise In A Cul De Sac & Arguably One Of The Most Desirable And Sought After Locations In Trearddur Bay This Impressive, Late 1980's Architect Designed, Detached Family Home Enjoys An Elevated Position That Provides A Stunning View Of The Surrounding Coastline And The Mountains Of Yr Wyddfa (Snowdonia) In The Distance. The Property Also Benefits From Ample Off-Road Parking, Detached Double Garage & Generous Lawned Gardens & Patio/Entertaining Areas. The Property Is Within A Short Walking Distance Of Trearddur Itself With The Added Benefit Of A Pedestrian Short Cut Directly To The Beach & Trearddur's Bustling Village. Viewing Both Internally And Externally Is Highly Recommended.

The accommodation which benefits from gas central heating and double glazing together with all glazed doors in Brazilian mahogany briefly comprises front door into entrance vestibule with Kempas solid hard wood flooring, coved ceiling and door into a spacious reception hallway with recessed lighting, coved ceiling, built in cloaks cupboard, spiral staircase to upper floor, door off into inner hallway and bedrooms and bathroom and door into a very spacious split lounge/diner with recessed lighting, coved ceiling, Kempas solid hard wood flooring, central chimney breast with inset gas fire and timber surround, window to side aspect with glimpses of the sea, tilt and lift door with windows adjacent leading out onto a block paved area and onward access to the rear garden boasting magnificent views of the beach, coastline and sea, French doors into the inner hall with onward access to the annexe, door into the kitchen with recessed lighting, coved ceiling, two tone base and wall storage cupboards with Zebrano complementary work surfaces, stainless steel one and a half bowl sink with mixer tap, built in double oven, extra wide gas hob with wall mounted extractor over with complementary splash back, space for tall fridge/freezer, space for free standing dishwasher, bank of tall larder storage units, ceramic tiled flooring, window to front aspect and door into the rear hallway with coved ceiling, ceramic tiled flooring, door into the inner hall off the annexe, door to side path and gardens, doors off into a spacious utility room with coved ceiling, ceramic tiled flooring, base and wall storage cupboards with complementary work surfaces, lay on stainless steel sink with mixer tap, space for free standing washer, complementary tiled splash backs, window to side aspect, separate Wc with coved ceiling ceramic tiled flooring, low flush Wc and wall mounted wash hand basin.

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Continuing off the main reception hallway is a door off into the inner hall and ground floor bedroom and bathroom accommodation with coved ceiling and recessed lighting with further doors leading off into the bedroom en suite with coved ceiling, French doors leading out onto a block paved area and gardens boasting magnificent views of the beach, coastline and sea, door into the en suite bathroom briefly comprising a full width walk in mains operated shower, low flush Wc, pedestal wash hand basin, complementary floor and wall tiling and frosted window to side aspect, bedroom 2 with coved ceiling and window to front aspect overlooking the garden, bedroom 3 with coved ceiling and window to rear aspect boasting magnificent views of the beach, coastline and sea and a spacious main bathroom briefly comprising a corner bath, built in shower cubicle with mains shower, low flush Wc, pedestal wash hand basin, coved ceiling, recessed lighting, complementary wall tiling, low maintenance flooring and a frosted window to the front aspect.

From the main reception hallway, a spiral staircase takes you up to a landing area with stripped timber flooring and a glazed door off to a balcony terrace with galvanised balustrade and offering quite spectacular views over Trearddur Bay, the coastline, beach and sea together with distant views of the mountains, bedroom 4 with stripped timber flooring and window to front aspect overlooking the garden.

Continuing off the rear hallway and lounge via dual access is the inner hall with coved ceiling, Kempas solid hard wood flooring and door through into the wrap around annexe hallway briefly comprising stripped pine flooring, built in cupboard, stairs to upper floor, door to side path and gardens and doors leading off into the annexe living room with coved ceiling, stripped pine flooring, sliding patio doors leading out onto a block paved patio and onward access to the rear garden boasting magnificent views of the beach, coastline and sea, annexe bedroom with coved ceiling, stripped pine flooring, window to rear aspect boasting magnificent views of the beach, coastline and sea, annexe kitchen with coved ceiling, stripped pine flooring, base and wall storage cupboards with complementary work surfaces, stainless steel single bowl sink with mixer tap and complementary tiled splash backs, space for free standing range cooker with slimline extractor over with tiled splash back, space for free standing washer, space for a free standing fridge, wall mounted gas central heating boiler and window to side aspect, annexe bathroom briefly comprising a shower cubicle with mains shower and glass screen with tiled splash back, low flush Wc, vanity sink unit with storage and adjoining drawer pack, bank of fitted cupboards, extractor fan and window to side aspect. Continuing off the annexe hallway stairs take you up to the landing with a Velux roof light and doors leading off into attic room 1 with window to rear aspect boasting magnificent views of the beach, coastline and sea, door through into attic room 2 and off the landing door through into a separate Wc briefly comprising low flush Wc, vanity sink unit with ceramic sink with mixer tap and splash back.

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Externally

A drive takes you to the front of the property with ample off-road parking leading on to a large detached double garage with remote operated door together with side access door and window.

The front garden is mainly low maintenance with planted trees, flagged areas and stone chippings with paths running to the side of the property and onward to the rear. The rear garden is mainly laid to lawn along with raised patio and entertaining and seating areas running the full width of the property making a great sun trap throughout the day and offering fabulous views of the sea and coastline.

Location

Located in the popular village of Trearddur Bay and occupying an elevated position boasting stunning views of the beach, sea and coastline yet only a short walk from the beach and village amenities which include a local shop, a Spar and various pubs and restaurants notably The Sea Shanty, Ocean's Edge and The Sea croft. There is a choice of supermarkets and department stores on the edge of Holyhead which is approximately 2 miles away and larger retail parks are at Bangor and Llandudno.

This side of the island has a particularly scenic coastline with numerous sandy beaches. There is a popular sailing club in the village which has a busy sporting and social calendar particularly during August, and there is excellent sailing, fishing and general boating all around the local coast with both private and public slipways close to the site from which to launch a boat. Other recreational facilities nearby include an outward-bound centre which runs various courses to include canoeing, kayaking and coasteering, motor racing at Ty Croes, golf at Holyhead and excellent wind surfing in nearby Rhosneigr. There is also a marina at Holyhead for anyone wishing to accommodate a larger boat nearby and excellent walking along the Anglesey Coastal Path including Holyhead Mountain and South Stack. For travel, the area is well served by road being within a short distance of the A55 Expressway which facilitates fast access across the North Wales coast to Cheshire and linking with the national motorway network. There is also a direct rail service from Holyhead to London Euston which passes through Chester and Crewe.

Agents Notes

The property is of standard construction under a tiled roof.

Council Tax Band G £3502.95 2025/2026

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Broadband Up To 648 Mbps

Exact Location

what3words ///digestion.regulate.vans

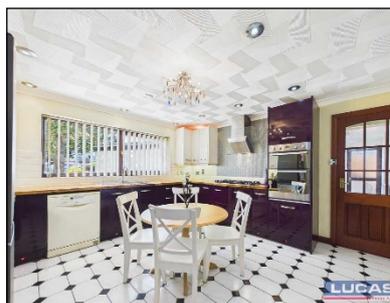
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

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

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2034-0560-2795-1165>



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