



The Willows Capel Farm Estate Trearddur Bay LL65 2BX
 Freehold Detached Bungalow
 £525,000

- Very Spacious And Well-Appointed Detached Bungalow Located On This Popular & Established Residential Development
- 4 Bedrooms/3 Bathrooms/3 Receptions
- Very Convenient For Trearddur Bays Award Winning Beach Along With The Village Centre.
- Flexible Accommodation With Potential For A First Floor Self Contained Annexe
- Ample Off-Road Parking, Double Garage Along With Generous Established Lawned Garden & With Its Bank Of Solar Panels Is Very Efficient To Run.
- 2 Sets Of 4kw Solar Panels – Which Feed Into A 13.6 kw Storage Battery – This Battery Is Connected To A Zappi Electric Car Charger As Well As The Main House And National Grid.
- EPC A; Council Tax Band F £3035.89 2025/2026; Broadband Up To 80/20 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Mains Gas & Solar Panels

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Property Summary

A Very Spacious And Well-Appointed Detached Bungalow Located On This Popular & Established Residential Development Being Very Convenient For Trearddur Bays Award Winning Beach Along With The Village Centre. The Property Offers Flexible Accommodation With Potential For A First Floor Self Contained Annexe With Open Plan Living/Bedroom/Kitchenette With An En Suite Shower Room Together With A Very Useful Attic Storage Room. It Also Boasts Ample Off-Road Parking Along With Generous Established Lawned Garden & With Its Bank Of Solar Panels Is Very Efficient To Run. Perfect For A Main Or Holiday Residence And Viewing Both Internally and Externally Is Highly Recommended.

The accommodation which benefits from gas central heating and double glazing briefly comprises front door into the L shaped reception hallway with stairs to first floor, low maintenance flooring, walk in cloaks cupboard, built in double airing cupboard, recessed lighting, dado rail and doors leading off into the lounge with a feature marble fireplace with multi fuel burner, coved ceiling, original oak flooring, window to front aspect and glazed panelled door into the dining room with coved ceiling, low maintenance flooring, dado rail, arched opening into the kitchen and sliding patio doors through into the conservatory/sunroom with glazed windows to three sides, newly installed electrically operated blinds, opening fanlights, ceramic tiled flooring, pitched polycarbonate roof and French door leading out to the patio and rear garden together with rear access to the double garage.

Continuing off the dining room an archway takes you through into the kitchen with base and wall storage cupboards with complementary high gloss work surfaces, stainless steel on and a half bowl sink with mixer tap, built under electric oven with gas hob and integrated extractor over, integrated dishwasher, space for free standing wide fridge/freezer, complementary tiled splash backs, recently fitted flooring, coved ceiling, recessed lighting, window to rear aspect overlooking the garden, door through into the inner hallway and glazed panelled door into the utility room with base, wall and tall storage cupboards, space for free standing washer and dryer with complementary high gloss work surface over, wall mounted combi gas central heating boiler, extractor fan, ceramic tiled flooring, window to rear aspect overlooking the garden and double glazed door leading out onto a flagged pathway and garden.

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From the inner hallway further doors lead off into bedroom 1 en suite with coved ceiling, fitted double wardrobes with bridging units over and matching bedside cabinets, built in mirrored double wardrobe with sliding doors, window to rear aspect overlooking the garden and door off into an en suite shower room briefly comprising a walk in mains operated thermostatic shower with tiled splash back, pedestal wash hand basin, low flush Wc, coved ceiling, extractor fan, low maintenance flooring, bedroom 2 with coved ceiling, built in double wardrobe with sliding doors and window to front aspect, bedroom 3 with coved ceiling, dado rail, built in double wardrobe and window to front aspect and completing the ground floor accommodation is a family bathroom briefly comprising a corner bath, built in shower cubicle with mains operated thermostatic shower with tiled splash back, low flush Wc, vanity sink unit, ceramic tiled flooring, extractor fan, coved ceiling, complementary part tiled walls and frosted window to rear aspect.

The first floor comprises a landing with Velux roof light and doors off into a very spacious part boarded attic storage area and door into a flexible open plan living/bedroom/kitchenette with en suite shower room briefly comprising recessed lighting, two large Velux roof lights, base cupboards with glass wall cabinets over with round bowl sink with mixer tap and complimentary work surface, useful pull out ironing board and breakfast bar and complementary tiled splash back. A door with adjoining glass block partition then takes you through into an en suite shower room with limited head room & briefly comprising a walk-in thermostatic shower with complementary tiled splash back, extractor fan, pedestal wash hand basin, low flush Wc with complementary tiled splash back, heated towel rail, and recessed lighting.

Externally

Tarmacadam drive to the front with ample off-road parking for several vehicles leading to a double garage with remote operated electric door with plenty of storage in roof area together with a window to rear aspect and door leading out to the rear.

2 sets of 4kw solar panels – which feed into a 13.6 kw storage battery – this battery is connected to a Zappi Electric Car Charger as well as the main house and national grid.

To the right side of the garage is space for refuse/recycling storage and to the left of the garage is a galvanised gate with flagged path taking you to the side entrance to the conservatory/sunroom and onward to the patio and garden. A separate gate to the left of the property takes you to a generous rear garden which is mainly laid to lawn with mature established shrubs bordering the boundary. Note access to the bottom right of the garden for dropping off larger garden items. In addition, there is power supply and a water point at the rear.

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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. Just a short drive away is the market town of Holyhead offer numerous amenities, train station with mainline train links and ferry port to Ireland. Great walks from the house in all directions - up the lane and onto the coastline, down the lane opposite the road entrance, or down the main road and around the Inland sea, as well as to the village/beach which 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.

Agents Notes

The property is of standard construction under a tiled roof.

Fibre being installed.

Solar panels - 2 phases / front phase have a feed in tariff (10 years left on the tariff) - earning around £1700 a year - second phase (back panels) - under 2 years old - feed into house and a big storage battery in the garage. During the summer months - just pay elec standing charge - winter months - we force charge the battery overnight on a very low overnight rate - the battery then powers the house all day

The battery can also charge the house in a power cut.

Electric Car Charging - Zappi fast charger in the garage - and outside sockets in front of front door also good for charging.

Most of the lights are on the home hub, so motion activated when entering after certain times of the day - these can all be put back to normal switches.

Council Tax Band F £3035.89 2025/2026

Broadband Up To 80/20 Mbps

Exact Location

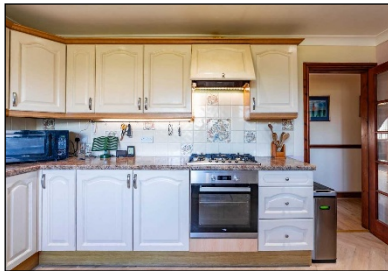
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AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

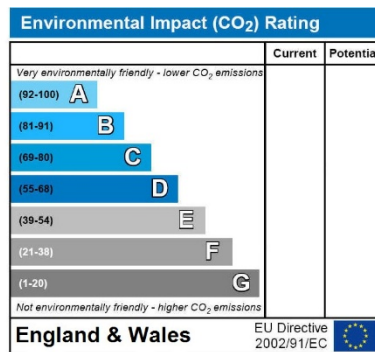
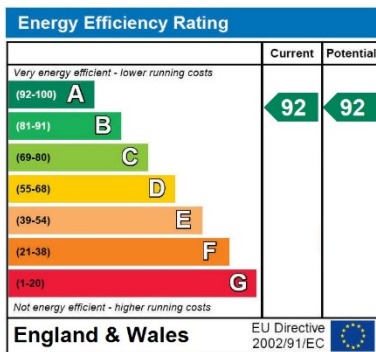
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Note to Customers

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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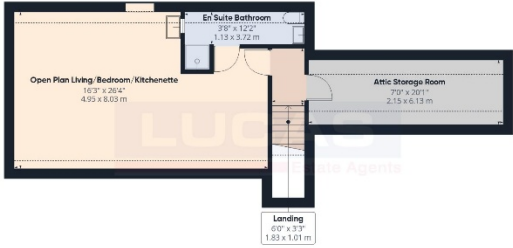
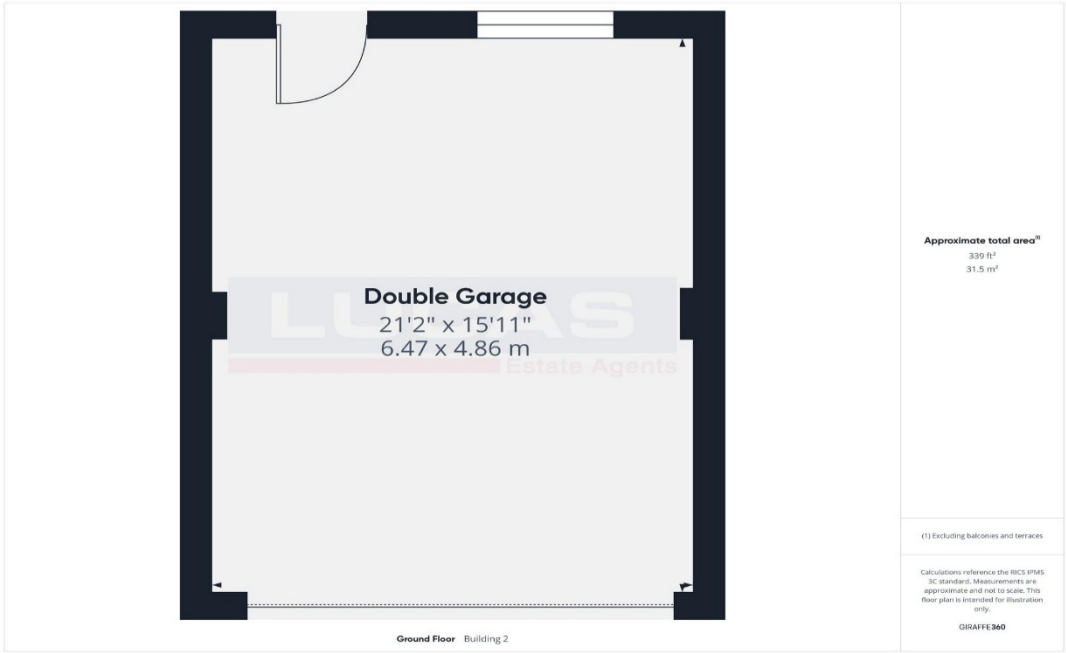


<https://find-energy-certificate.service.gov.uk/energy-certificate/9358-3053-1208-7335-7204>

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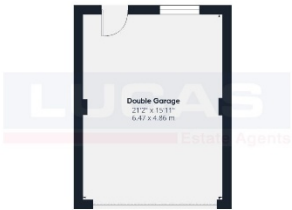


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Approximate total area^m
2496 ft²
231.9 m²

Reduced headroom
132 ft²
12.3 m²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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