



Ty Banc Lon St Ffraid Trearddur Bay LL65 2YS
Freehold Detached Bungalow
£479,950

- Impressive Split Level Detached Bungalow That Has Been Fully Refurbished Throughout (2019),
- 4 Bedrooms/3 Bathrooms/1 Reception
- Very Sought After Position On Lon St Ffraid And Within A Short Walking Distance From The Main Beach, Local Amenities, Excellent Restaurants/Eateries,
- Contemporary Feel Throughout & In Addition Benefits From Off Road Parking, Garage With Electric Roller Door
- Landscaped Low Maintenance Garden With Several Seating Areas & Boasts A Lovely Aspect To The Front With Open Fields & Glimpses Of The Sea And Coastline
- EPC C; Council Tax Band D £2101.77 2025/2026
- Services Mains Electric, Mains Water, Mains Drains Central Heating Gas Fired Central Heating
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Property Summary

A Most Impressive Split Level Detached Bungalow That Has Been Fully Refurbished Throughout (2019), Located In A Very Sought After Position On Lon St Fraid And Within A Short Walking Distance From The Main Beach, Local Amenities, Excellent Restaurants/Eateries, Convenience Store/Post Office And Golf Course. The Property Has A Contemporary Feel Throughout & In Addition Benefits From Off Road Parking, Garage With Electric Roller Door, Beautifully Landscaped Low Maintenance Garden With Several Seating Areas & Boasts A Lovely Aspect To The Front With Open Fields & Glimpses Of The Sea And Coastline. The Property Is Very Efficient To Run & Would Make A Fabulous Main Home Or Investment With The Added Benefit Of Having No Onward Chain. Viewing Both Internally & Externally Is Highly Recommended.

The accommodation which benefits from gas central heating and double glazing and briefly comprises composite glazed panelled front door into an entrance vestibule with low maintenance flooring and two long floor to ceiling picture windows to front aspect, door through into a very spacious and light living/dining room with recessed lighting, attractive oak flooring, two anthracite oval panel designer radiators, wall mounted remote operated contemporary gas fire, window to front aspect boasting lovely views of open fields to the front aspect, door off into a storage cloakroom with low maintenance flooring and wall shelving, opening through to the kitchen with recessed lighting, newly fitted low maintenance flooring, contemporary fully integrated kitchen briefly comprising a base and wall storage cupboards with complementary bespoke worksurfaces with matching upstands, integral sink with mixer tap, integrated double oven, induction hob with complementary bespoke splash back and a glass chimney style extractor over, integrated dishwasher, integrated fridge freezer, newly fitted low maintenance flooring, window to front aspect with lovely views over open fields and sliding patio doors leading out to the rear landscaped garden with rear access into the garage.

Continuing off the living/dining room is the lower landing area with stairs to main landing, recessed lighting, anthracite oval panel vertical radiator and doors leading off into bedroom 3 with a recessed alcove and window to front aspect with lovely views over open fields, contemporary bathroom suite briefly comprising a gas combi corner shower, low flush Wc, vanity sink unit with mixer tap with complementary tiled splash back and mirror light over, extractor fan, low maintenance flooring and frosted window to side aspect.

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From the lower landing a small set of stairs take you to the main landing with doors leading off into bedroom1 en suite bathroom with window to rear aspect overlooking the landscaped garden with open fields beyond and a door through into a contemporary bathroom suite briefly comprising a gas combi operated shower, low flush Wc, vanity sink unit with mixer tap with complementary tiled splash back and mirror light over, complementary vinyl flooring and frosted window to rear aspect, bedroom 2 with window to front aspect boasting lovely views over open fields together with glimpses of the sea and coastline, bedroom 4 with window to side aspect and a window to the front aspect with lovely views over open fields and a main family contemporary bathroom suite briefly comprising a panelled bath with a gas combi operated shower and concertina glass shower screen, low flush Wc, vanity sink unit with mixer tap, complementary wall tiling to two walls, low maintenance flooring and frosted window to side aspect.

Externally

A tarmacadam driveway to the front with off road parking leading up to the linked garage with plumbing for washer, power and lighting, electric operated roller door and door leading out to the rear landscaped garden. Flagged steps lead up to the front entrance with rope and post fencing and to the front is a very low maintenance area with stone chippings wrapping around the side with a timber gate leading to the side pathway with slate chippings and stone boundary wall. The rear garden comprises a slightly elevated seating area with stone chippings that extends to a rockery bed along with a flagged pathway that runs to the rear of property and leads to a small lawned garden and seating area with rope and post fencing and steps taking you to a further seating area set on stone chippings making a great place for al fresco dining and taking in the morning and afternoon sun. Bordering the rear and side of the garden is a stone boundary wall and there is also further crawl space storage under the upper part of the property.

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. The beach itself is within yards from the property and 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.

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Agents Notes

The property is of standard construction under an epdm roof.

2019 - Demolition, reconstruction and total refit of most of the front lower building along / with new epdm roof. Also work to link the two original properties together. And refit of The upstairs building.

All windows and doors replaced in 2019.

Completely rewired in 2019

Re plumbed in 2019

Mandated fire misting system installed.

Council Tax Band D £2101.77 2025/2026

Broadband Up To Mbps-TBC

Exact Location

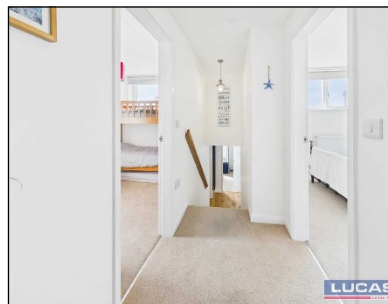
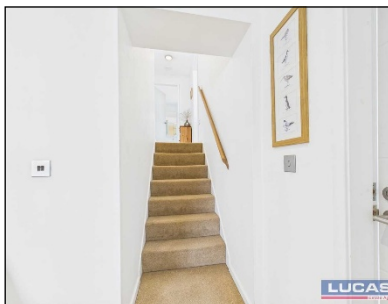
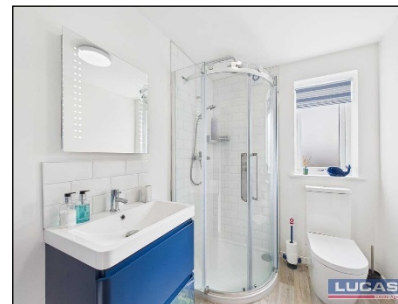
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AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

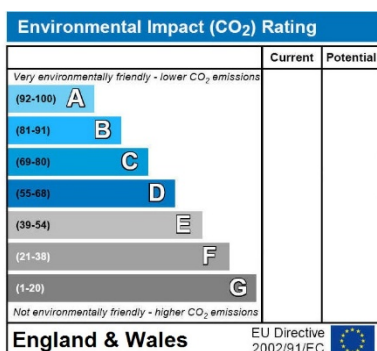
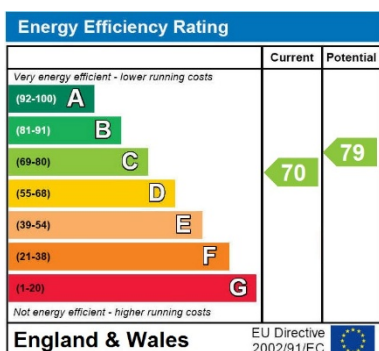
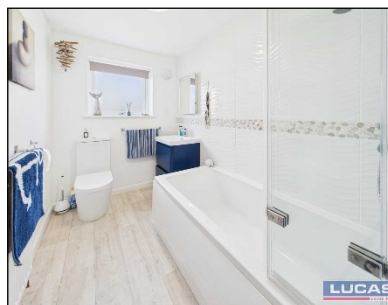
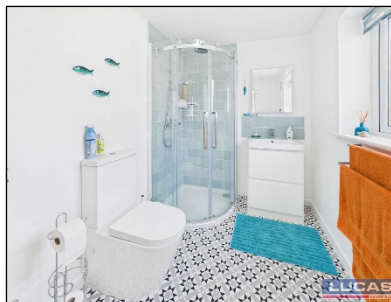
Note to Customers

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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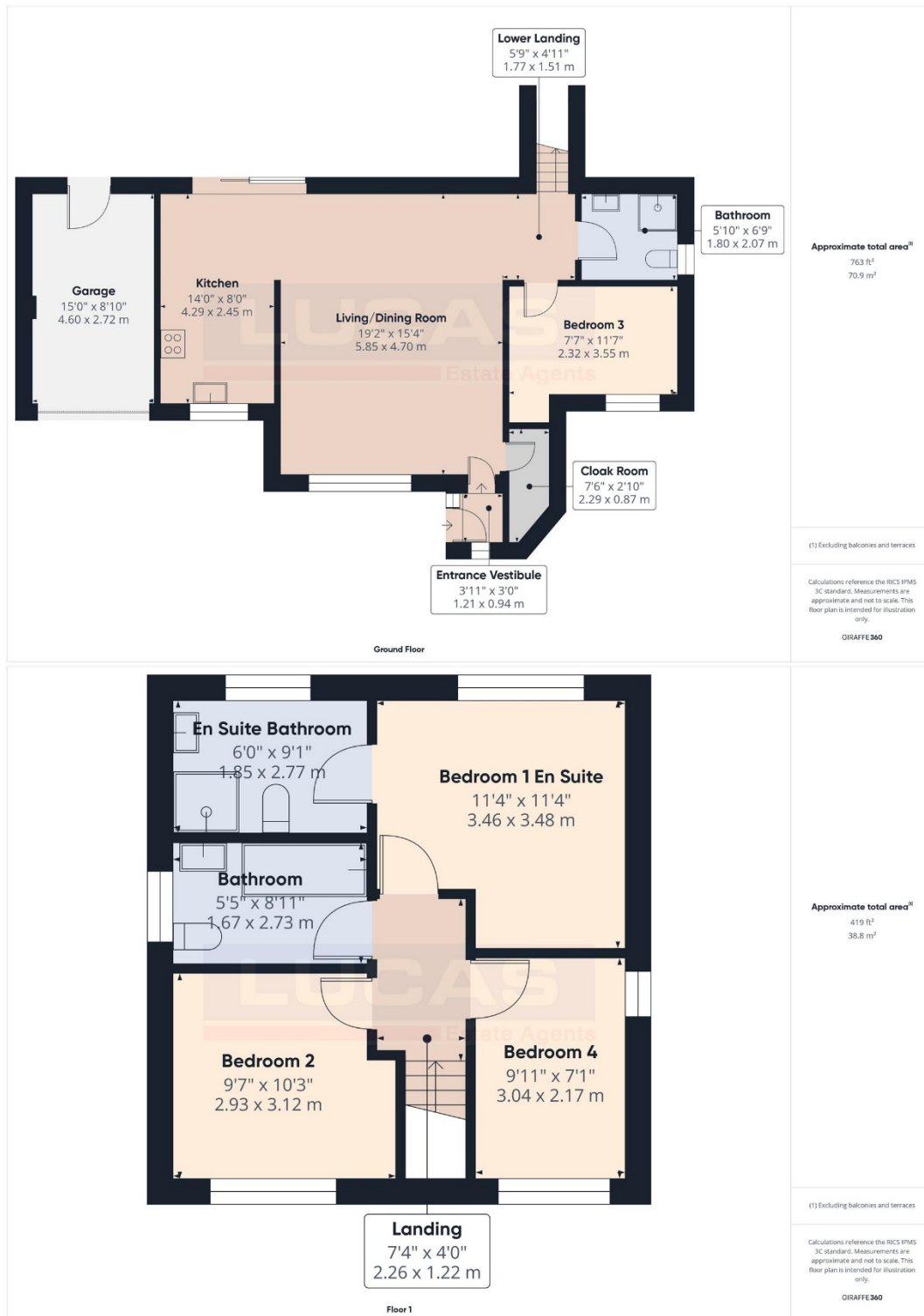


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<https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2886-2510-2695-7465>

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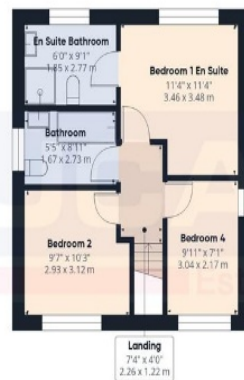


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Ground Floor

Approximate total area⁽¹⁾
1182 ft²
109.7 m²



Floor 1

(1) Excluding balconies and terraces

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

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