



Whispering Sands Trearddur Road Trearddur Bay LL65 2UE  
 Freehold Detached  
 £625,000

- Contemporary Designed Four Bedroom Detached Executive Residence Occupying Envious & Sought After Position At The End Of A Quiet Cul De Sac
- Agreeable Open Plan Living/Kitchen/Dining With French Doors To Patio & Large Picture Window To Gable End
- High Modern Spec Fitted Kitchens & Bathrooms & Juliet Balconies
- Gas Central Heating & Double Glazing With Underfloor Heating To Ground Floor & Solar Panels
- Short Walk To Renowned Sandy Beach & Sailing Club, Several Public Houses & Quality Restaurants
- Easily Manageable Gardens & Off-Road Parking, Very Short Drive to 18 Hole Golf Club
- Direct Rail Service From Holyhead To London Euston Which Passes Through Chester And Crewe.
- A55 Expressway Around 2 Miles Drive With Access To Isle Of Anglesey & Mainland

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.

## Property Summary

Whispering Sands, Trearddur Road, Trearddur Bay, Isle Of Anglesey, LL65 2UE

Five Contemporary Designed Four Bedroom Detached Executive Residences Occupying Envidable & Sought After Positions At The End Of A Quiet Cul De Sac With Distant Views Of Yr Wyddfa (Snowdon) From The Upper Floors.

Agreeable Open Plan Living/Kitchen/Dining With French Doors To Patio & Large Picture Window To Gable End

High Modern Spec Fitted Kitchens & Bathrooms & Juliet Balconies

Gas Central Heating & Double Glazing With Underfloor Heating To Ground Floor & Solar Panels

Short Walk To Renowned Sandy Beach & Sailing Club, Several Public Houses & Quality Restaurants

Easily Manageable Gardens & Off-Road Parking

Very Short Drive to 18 Hole Golf Club

A55 Expressway Around 2 Miles Drive With Access To Isle Of Anglesey & Mainland

Direct Rail Service From Holyhead To London Euston Which Passes Through Chester And Crewe.

All Mains Services

Reservations Now Being Taken -Call In At Office For Further Details Or email info@lucasestateagents.com.

Accommodation Over Three Floors

Ground Floor

Briefly Comprises Reception Hallway, Cloakroom/Wc, Spacious Open Plan Sitting Room/Kitchen/Dining Area With French Doors, Utility Room

First Floor

Landing, 2 Bedrooms With One Having A Juliet Balcony & A Separate Bathroom

Second Floor

Landing, 2 Bedrooms & A Separate Bathroom

The houses will have an attractive rural aspect whilst being within a short walk to Trearddur's services and beaches. In summary the properties offer an exciting and rare opportunity to acquire residency on a very select development in one of Anglesey's most sought-after coastal villages.

Please note these are planning drawings and no reliance shall be given as to the final layout as fluctuations have been made for building regulation compliance and developer specifications.

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Freehold

Council Tax=TBC  
EPC- TBC

#### LOCATION

The site is situated on the west coast of Anglesey in the popular village of Trearddur Bay and occupies an extremely private position yet is only a short walk from the beach and village amenities which include a local shop, a Spa and various pubs and restaurants notably The Sea Shanty, Ocean's Edge and The Seacroft. 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

Please note some images are CGIs of the proposed finished development, together with actual aerial stills & drone footage (Provided By Off The Ground).

#### Exact Location

what3words ///permanent.toast.effort

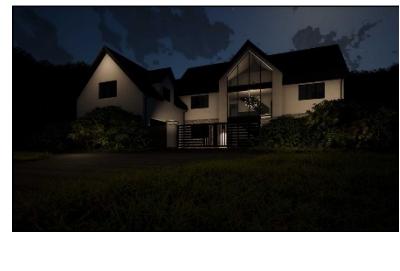
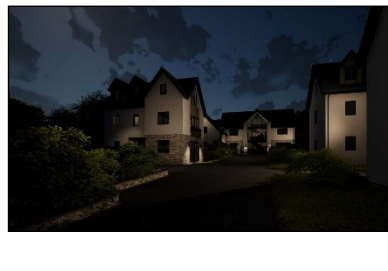
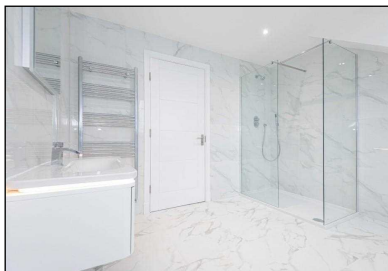
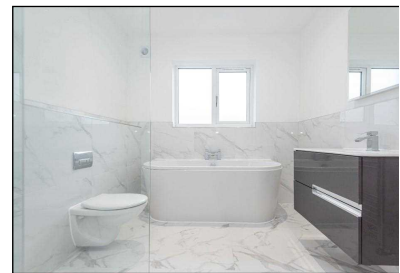
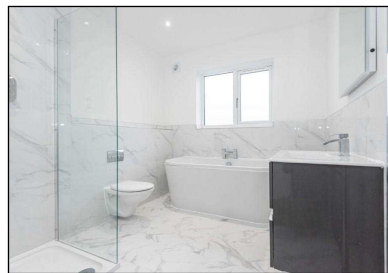
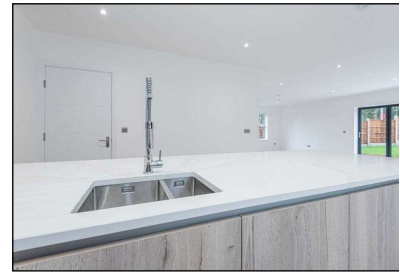
<https://what3words.com/ways-to-use>

**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.

#### Note to Customers

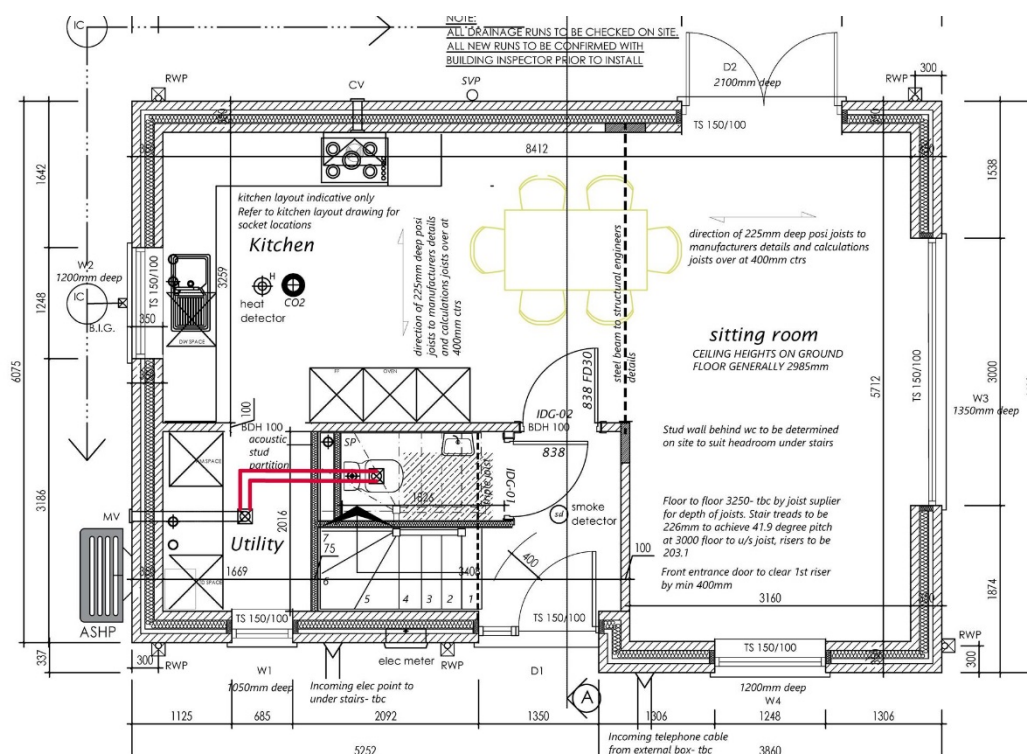
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Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed 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. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd

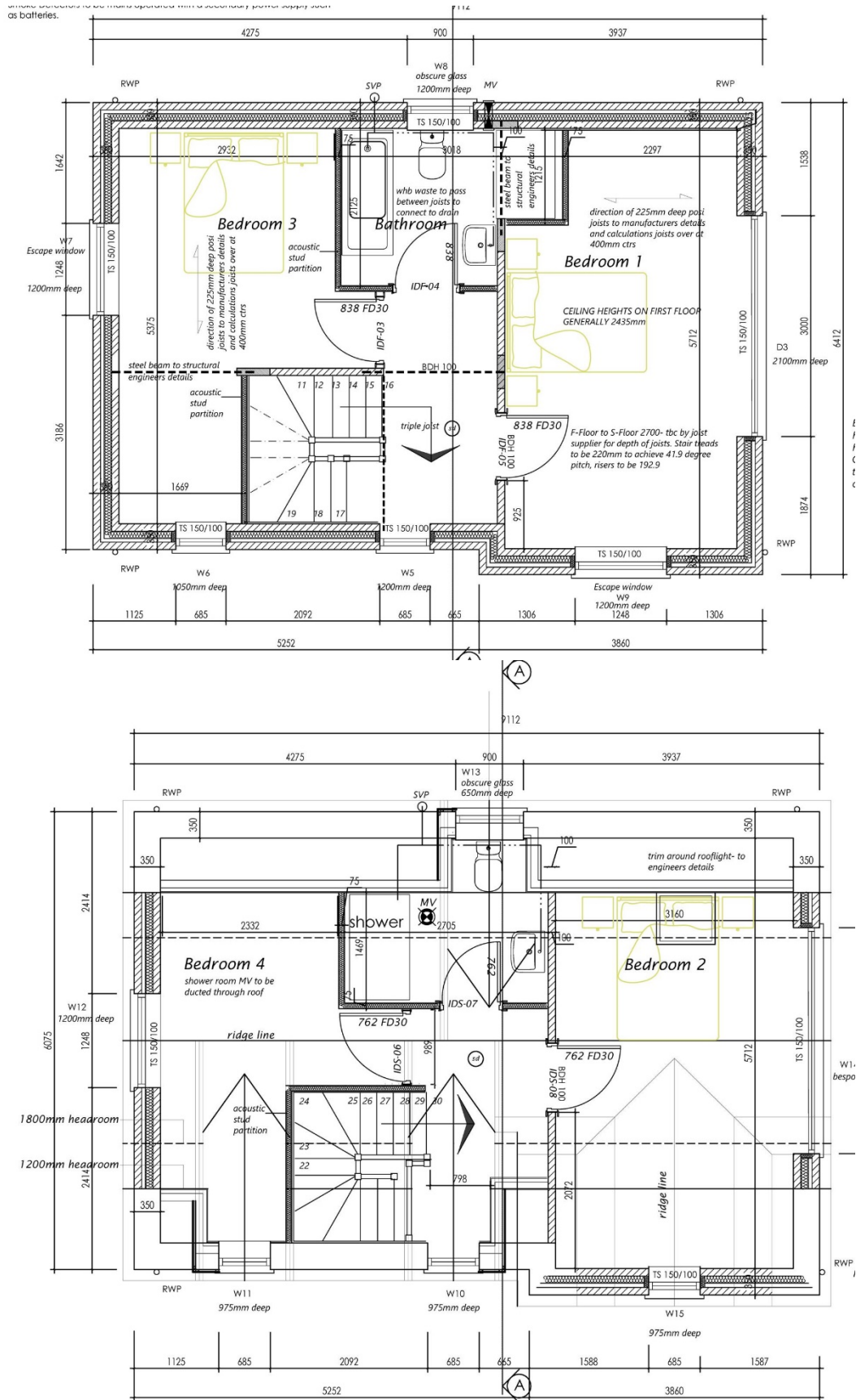


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