



Rhoslan Ffordd Caergybi Llanfairpwll LL61 5SX
 Freehold Detached
 £525,000

- Well Appointed Extended Detached Family Home Centrally Located Within The Village Of Llanfairpwll
- 4 Bedrooms/3 Bathrooms/2 Receptions
- Heart Of The Home Is A Contemporary Open-Plan Kitchen And Dining Area, Perfect For Entertaining, Flowing Effortlessly Into A Bright, Airy Living Room.
- Ample Off-Road Parking For Several Vehicles With Its Own EV Charging Point Together With A Detached Double Garage/Workshop
- Meticulously Landscaped Gardens Provide A Private Oasis For Relaxation And Outdoor Activities.
- Easy Walking Distance Of The Renowned Local Primary School & Only A Short Drive To The Secondary School In Menai Bridge.
- Broadband Up To 90 Mbps; Council Tax Band F £3131.44 2025/2026
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Mains Gas, Ev Charging Point

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

A Very Well Appointed Extended Detached Family Home Centrally Located Within The Village Of Llanfairpwll Situated In A Very Sought-After Location, Ideally Placed For The A55 Expressway, Coastal Road To Brynsiencyn, Dwyran & Newborough As Well As Being Within Easy Walking Distance Of The Renowned Local Primary School & Only A Short Drive To The Secondary School In Menai Bridge. Rhoslan Offers Ample Space For Family And Guests. The Heart Of The Home Is A Contemporary Open-Plan Kitchen And Dining Area, Perfect For Entertaining, Flowing Effortlessly Into A Bright, Airy Living Room. The Property Offers Ample Off-Road Parking For Several Vehicles With Its Own EV Charging Point Together With A Detached Double Garage/Workshop That Provides Significant Storage. Outside, Meticulously Landscaped Gardens Provide A Private Oasis For Relaxation And Outdoor Activities. Viewing Both Internally & Externally Is Highly Recommended.

Rhoslan Offers Convenient Access To Local Amenities And Picturesque Coastal Paths, Making It An Ideal Choice For Those Seeking A Tranquil Yet Connected Lifestyle. Don't Miss The Opportunity To Make This Exquisite House Your Forever Home.

The accommodation which benefits from gas central heating and double glazing briefly comprises a small veranda style entrance with front door leading into the reception hallway with karndean flooring, decorative coved ceiling, stairs to upper floor with built in storage cupboards under, oak doors leading off into a stunning contemporary open plan kitchen/dining/living area briefly comprising a stylish modern kitchen with a bank of upright units featuring an integrated fridge/freezer, integrated oven and integrated steam oven with plate warmer, extra wide gas hob with a glass chimney style extractor over, quartz work surfaces with matching upstands, island display units with an integrated sink with mixer tap, integrated dishwasher, recessed lighting, low maintenance flooring, coved ceiling, door off into a spacious utility/boot room. The dining area offers ample space for a table and chairs along with an anthracite tall radiator, coved ceiling and recessed lighting. An opening then leads into the living area with a fabulous atrium roof light allowing plenty of natural light into this space with a feature entertainment wall with recessed fire with complementary display shelving to either side, anthracite tall radiator, recessed lighting, low maintenance flooring, coved ceiling and sliding doors opening out on to the flagged patio area and rear garden.

Located just off the kitchen area is a spacious utility/boot room with built in upright storage cupboards, tall larder tower with adjoining bridging unit along with space under for upright appliances, integrated washer with matching base storage cupboards with stainless steel sink with mixer tap and complementary work surfaces, complementary tiled splash back, Worcester gas central heating boiler, recessed lighting, coved ceiling, low maintenance flooring, two windows to front and side aspect and half glazed door leading to an enclosed side courtyard area.

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.

Continuing off the reception hallway are oak doors leading off into the lounge with a timber fireplace and surround with inset gas fire set on a marble tiled hearth, decorative coved ceiling, window to front aspect with deep cill and window to rear aspect overlooking the rear garden and a ground floor bathroom briefly comprising a contemporary fitted suite with a corner shower cubicle with a mains power shower, back to the wall Wc with adjoining vanity sink unit with mixer tap and storage cupboards to either side, chrome heated towel rail, coved ceiling, window to front aspect and wooden plank tiled flooring.

The first floor comprises a spacious landing with dado rail, decorative coved ceiling, window to front aspect with distant mountain views, oak doors leading off into main bedroom en suite bathroom with a bank of floor to ceiling built in wardrobes, decorative coved ceiling, low maintenance flooring, window to rear aspect overlooking the atrium and garden, door off into the en suite bathroom comprising a contemporary fitted suite with a corner shower cubicle with a mains power shower, low flush Wc, cantilever vanity sink unit with mixer tap and storage under, chrome heated towel rail, coved ceiling, extractor fan, half tiled walls, herringbone low maintenance flooring, mirrored wall light and frosted window to side aspect, bedroom 2 with a bank of fitted wardrobes with sliding doors, coved ceiling, low maintenance flooring and window to rear aspect overlooking the garden, bedroom 3 with coved ceiling, low maintenance flooring and window to rear aspect overlooking the atrium and garden, bedroom 4 with coved ceiling, low maintenance flooring and window to front aspect boasting distant mountain views and a family bathroom briefly comprising a contemporary suite with a panelled bath with glass shower screen, low flush Wc, vanity sink unit with mixer tap and storage under, complementary tiled walls, extractor fan, complementary tiled flooring and frosted window to front aspect.

Externally

Set back from the road wrought iron gates take you onto a very generous block paved drive with ample off-road parking for several vehicles with the added benefit of having a wall mounted EV charging point. The property also boasts a detached double garage/workshop that provides significant storage options with power and lighting with two separate up and over doors. A timber gate to the left side takes you through to an enclosed area with space for refuse and recycling along with onward access via the utility/boot room. In addition to the parking at the front is a low maintenance area with slate chippings, perfect for planters' pots and tubs with a mature hedge providing privacy. To the right of the property is a flagged pathway along with a gravelled area with raised beds leading to the rear landscaped garden.

Accessed via tall wrought iron gates the beautifully landscaped rear gardens provide the perfect space for relaxing and entertaining with flagged areas to enjoy and sit and relax in together with a Hot Tub (Note By Negotiation). Beyond the flagged areas is a triangular shaped lawned garden with mature hedges bordering the boundary. There are external light points and onward access via the sliding doors into the stunning open plan lounge/diner living space.

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.

Location

Llanfairpwll is situated on the historical A5 route which runs from London to Holyhead and is positioned close to the Menai Strait and the two historical bridges. With the A55 expressway near-by, this allows easy travel to the university city of Bangor on the mainland. Llanfairpwll boasts a good range of amenities which include a supermarket, several local shops and businesses, 2 pubs/restaurants, a post office, petrol station, dental surgery, train station and primary school whilst a secondary school lies less than 2 miles away in the town of Menai Bridge. 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 standard construction under a slate roof.
Single storey kitchen extension added in 2025.
Installation of kitchen/diner, sliding doors and atrium roof light in 2025
Hot tub extra by negotiation

Council Tax Band F £3131.44 2025/2026
Broadband Up To 90 Mbps

Exact Location

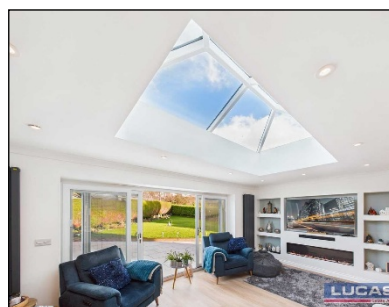
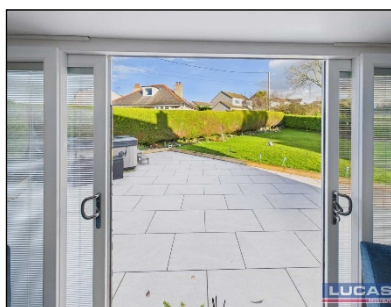
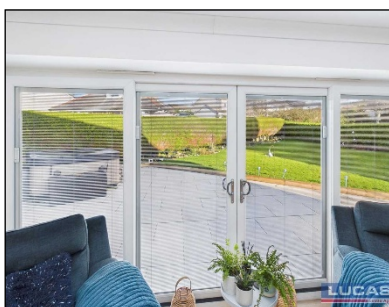
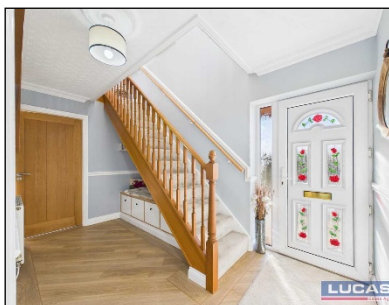
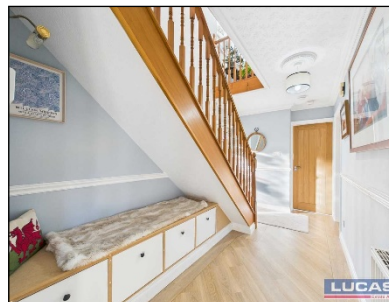
what3words ///pursuing.calms.skimmers

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.

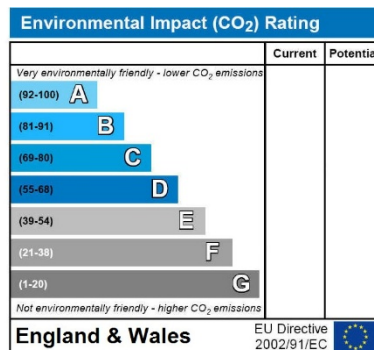
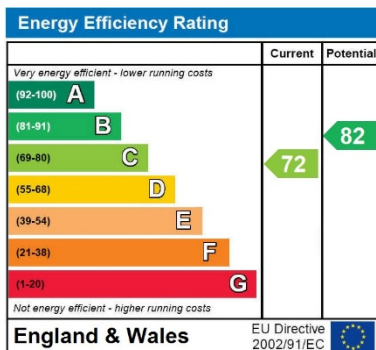
Note to Customers

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.

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.



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.

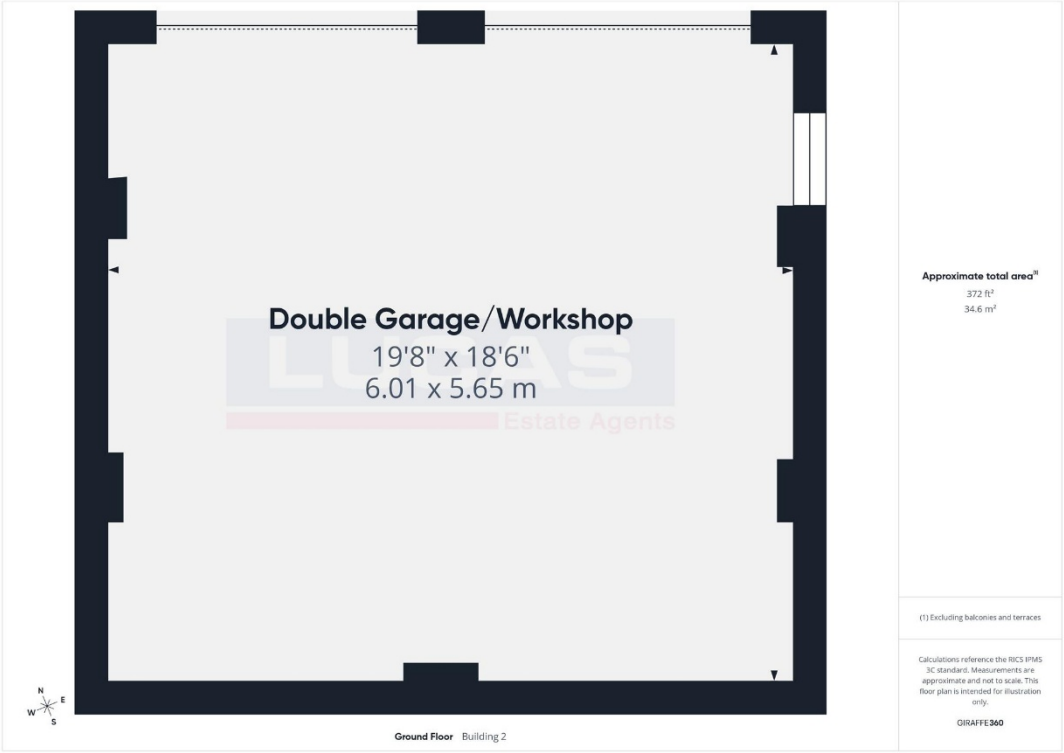


<https://find-energy-certificate.service.gov.uk/energy-certificate/5901-3603-0122-2073-1773>

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.



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.



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.

 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	<p>Approximate total area^m</p> <p>2031 ft²</p> <p>188.7 m²</p> <p>Reduced headroom</p> <p>13 ft²</p> <p>1.3 m²</p>
 <p>Ground Floor Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom</p> <p>----- Below 5 ft/1.5 m</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>

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.