



£525,000

LUCAS & Co
Estate Agents

1 & 2 Whispering Sands Trearddur Road

Trearddur Bay, LL65 2UE

- New Build Detached Executive Residence
- Sought After Location of Trearddur Bay
- Available End September 2026
- Set over 3 Floors

Executive four bedroom detached residence occupying enviable & sought after position in Trearddur Bay. Choice of 1& 2 on the Whispering Sands development. Open plan living/kitchen/dining with French doors to patio & large picture window to gable end High modern specification fitted kitchen & bathrooms. Air source heating & double glazing with underfloor heating to ground floor 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

Available End September 2026 (Option to rent at £2250 pcm plus bills)

Reservations now being taken -call in at office for further details or email info@lucasestateagnets.com.

Ground floor

Reception hallway, cloakroom/wc, spacious open plan sitting room/kitchen/dining area with bi fold & 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

Agents Notes

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: The images used are Computer Generated Imagery. The final build is expected to be complete by the end of September 2026. A physical visual inspection internally and externally is advised.

Council Tax=TBC

EPC (SAP Report has been provided to agent) - tbc

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 plus) 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



Local Authority
Council Tax Band **New Build**
EPC Rating

Lucas & Co Estate Agents

22 High Street, Menai Bridge
Isle of Anglesey LL59 5EE

Contact

01248 714567
menai@lucasestateagents.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.