



4 Stad Hen Ysgol Newborough LL61 6RA  
 Freehold Semi Detached  
 £210,000

- Very Well-Presented Semi-Detached House Located On This Small Residential Development
- 3 Bedrooms/1 Bathroom/1 Reception
- Off Road Parking & Very Low Maintenance Gardens To Front & Rear.
- Recently Installed Bathroom Suite (2024) Along With An External Rear Garden Area Upgrade In 2022. T
- Short Walk From The Village Store And Is Very Convenient For The Renowned Newborough Beach & Forest
- EPC E; Council Tax Band C £1878.00 2025/2026; Broadband Up To 72 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating LPG Gas Fired

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### Property Summary

A Very Well-Presented Semi-Detached House Located On This Small Residential Development With Off Road Parking & Very Low Maintenance Gardens To Front & Rear. The Property Benefits From Recently Installed Bathroom Suite (2024) Along With An External Rear Garden Area Upgrade In 2022. The Property Is Only A Short Walk From The Village Store And Is Very Convenient For The Renowned Newborough Beach & Forest As Well As The Many Other Attractions Close To Hand With Ysgol Santes Dwynwen' Primary School, Providing Excellent Educational Facilities. From The Upper Floor Are Glimpses Of The Mountains, Sea And Open Fields. Viewing Is Highly Recommended.

The accommodation which benefits from LPG gas central heating and double glazing briefly comprises front door into the entrance hallway with ceramic tiled flooring, door off into separate Wc with a low flush Wc, pedestal wash hand basin, extractor fan and ceramic tiled floor. A further door off the hallway leads through to a generously sized lounge with a wall mounted electric fire, stairs to first floor with a useful under stairs storage cupboard, central heating HIVE controller, low maintenance flooring, window to front aspect and door off into a spacious kitchen/diner briefly comprising base and wall storage units with complementary work surfaces, stainless steel single bowl sink with mixer tap, built under electric oven with touch control hob and integrated extractor over, built under integrated freezer, space for free standing washer, complementary tiled splash backs, ceramic tiled flooring, wall mounted IDEAL gas central heating boiler, two windows to rear aspect and door leading out to the enclosed rear garden area.

The first floor comprises a landing with a Slingsby style ladder to the loft space and doors leading off into bedroom 1 with window to rear aspect boasting distant views of open fields, the mountains and glimpses of the sea, bedroom 2 with window to front aspect, bedroom 3 with built in wardrobe storage and window to front aspect and a recently installed contemporary family bathroom briefly comprising a panelled bath with mains shower and glass screen, back to the wall Wc, vanity sink unit with mixer tap and storage under, wall mounted storage cupboard, wall mounted chrome towel rail, complementary wall tiling, ceramic tiled flooring, frosted window to rear aspect.

#### Externally

Low maintenance garden to front with loose chippings ideal for planters or tubs with off road parking to the side of the house for two vehicles. A timber gate leads through to an L shaped flagged very low maintenance rear garden with timber fence bordering the house together with water point and door into the kitchen/diner.

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## Location

The small village of Newborough lies on the edge of forests and dunes at the southwest corner of Anglesey. Close by is Llandwyn Bay, renowned as one of the finest beaches in Britain, ideal for swimming, canoeing, beachcombing and birdwatching or just relaxing! Behind the beach, the 1500-acre sand dune system of Newborough Warren is home to skylarks, meadow pipits and oyster catchers as well as toads and lizards and is protected as a National Nature Reserve. The Tan y Foel horse riding centre is within 3 miles of the village centre and Anglesey Sea Zoo, Foel Farm and the Anglesey Sea Salt are only a short drive away and make a fun day out for the whole family. Nearby Aberffraw is the home of the Anglesey racing track and will offer an exciting day.

Anglesey has miles of coastline with a full coast path walk. For the more energetic there is Kite surfing off Niwbwrch beach and sailing from Plas Menai in the Menai Straights. There are boat trips from various towns on the Island including trips out to Puffin Island from Beaumaris and fishing trips from various harbours. A little further afield you can be in Snowdonia National Park within a 20minute drive. Cog track trains to take you up the Yr Wyddfa (Snowdon) mountain from Llanberis. A narrow-gauge railway running from Caernarfon to Porthmadog runs around the base of Snowdon (Yr Wyddfa) or from Porthmadog up to Blaenau Ffestiniog.

For those with a strong heart there is Zip World Velocity 2 running at up to 100mph through underground caverns or Zip World Penrhyn Quarry across the lake beneath. Also Canopy tree walks and zip wires.

## Agents Notes

Rear Garden Upgraded April 2022

New Main Bathroom Nov 2024

Council Tax Band C £1878.00 2025/2026

Broadband Up To 72 Mbps

Exact Location

what3words ///invisible.lights.fools

**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.

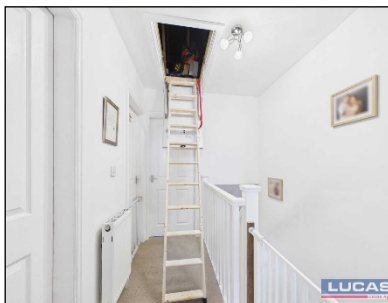
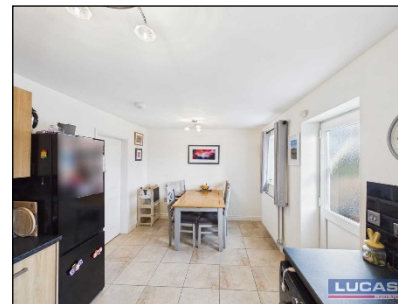
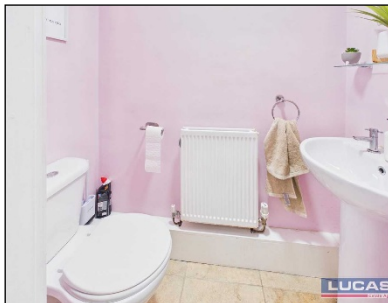
## Note to Customers

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

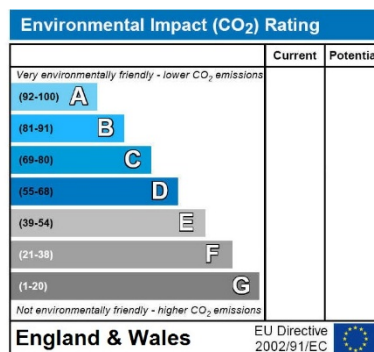
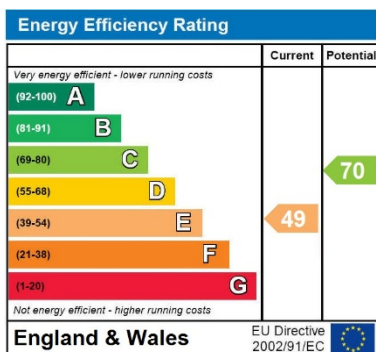
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engage the services of Mackenzie Jones Solicitors, and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT.

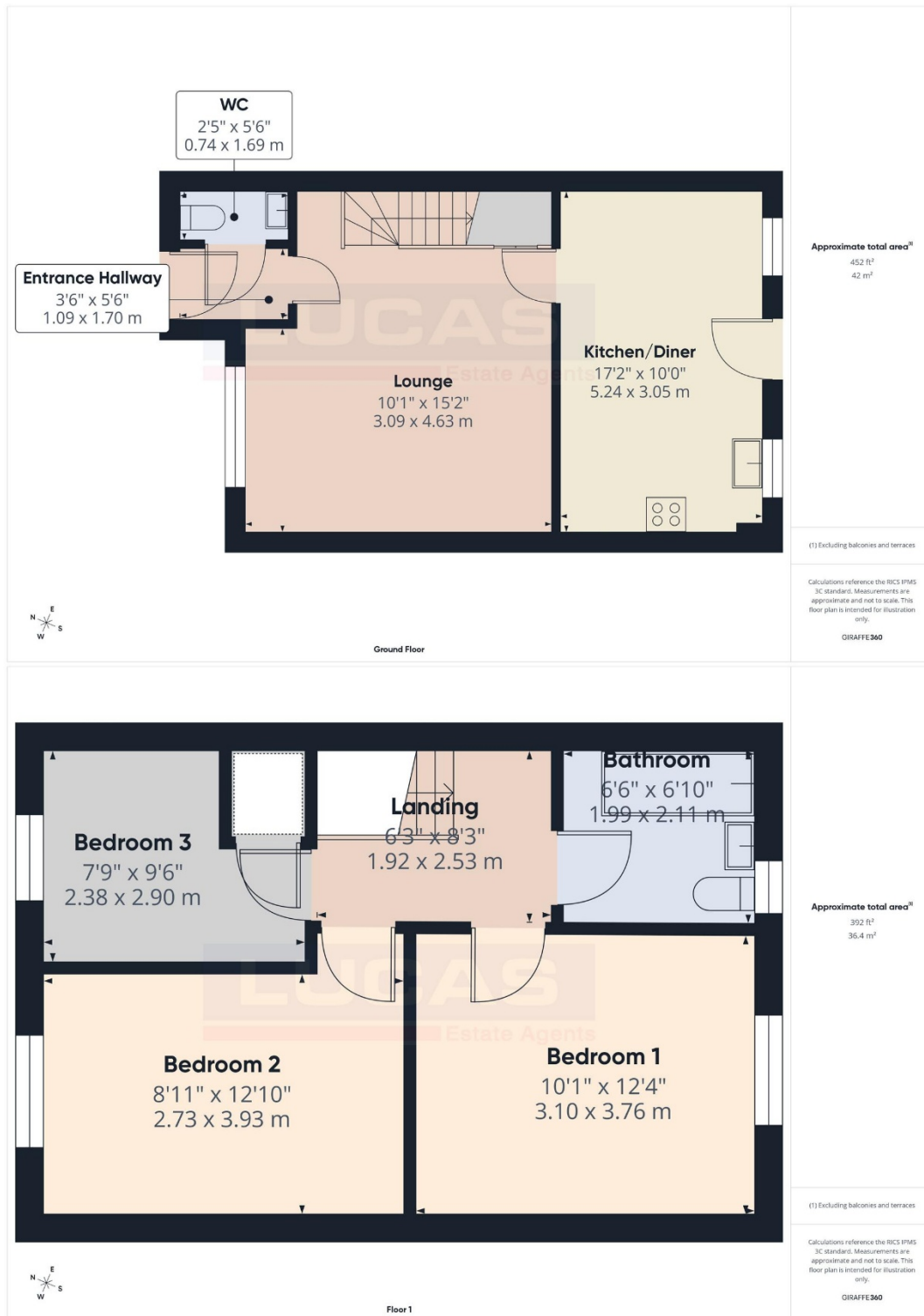


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<https://find-energy-certificate.service.gov.uk/energy-certificate/2207-9329-4002-1894-1206>

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