



Orsedd Newydd Star, Gaerwen LL60 6AY  
 Freehold Detached  
 £375,000

- Individually Designed Detached Swiss Chalet Style Open Plan Split Level Home Situated In An Elevated Position
- 4 Bedrooms/2 Bathrooms/2 Receptions
- On A Non-Estate Location In The Popular Hamlet Of Star
- Fabulous Views Over The Countryside Along With Equally Stunning Views Of The Yr Wyddfa (Snowdonia) Mountains
- Distant Views Of Yr Eifl (Also Known As The Rivals) Toward The Llyn Peninsula
- Off Road Parking With A Car Port Together With Well Maintained Gardens To The Front & Rear With A Useful Large Log Store
- EPC F; Council Tax Band E £2588.74; Broadband Up To 30 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating LPG Gas Fired

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## Property Summary

An Opportunity To Acquire This Individually Designed Detached Swiss Chalet Style Open Plan Split Level Home Situated In An Elevated Position On A Non-Estate Location In The Popular Hamlet Of Star Which Boasts Fabulous Views Over The Countryside Along With Equally Stunning Views Of The Yr Wyddfa (Snowdonia) Mountains Together With Distant Views Of Yr Eifl (Also Known As The Rivals) Toward The Llyn Peninsula. The Spacious Flexible Accommodation Offers Ample Storage Throughout & Has Been Sympathetically Modernised, To Preserve The Original Features Of The Property, Using Sustainable And Ecologically Friendly Materials. There Is Off Road Parking With A Car Port Together With Well Maintained Gardens To The Front & Rear With A Useful Large Log Store That Supplies The Two Wood Burning Stoves Within The Property. Orsedd Newydd Is Within Easy Access To The Village Of Llanfairpwll With A Scenic Cycle Route Or A Short Car Drive & The Village Of Gaerwen Is Only A Few Minutes' Drive From The Property With Access To The A55 Expressway To Bangor, Holyhead And Chester Beyond.

The Property Has Also Benefitted From Some Recent Upgrades To Include

- New car port ceiling
- New EPDM Rubber Roofing Installed on lean-to shelter in garden
- New roof ridge tiles installed 2025
- New verge edging strip installed 2025
- Two new Velux rooflights

The accommodation which benefits from LPG gas central heating and mostly double glazing briefly comprises a composite front door into the entrance porch with local quarry tiled flooring and door leading into the inner hallway with local quarry tiled flooring, built in cloaks cupboard, local quarry tiled steps leading up to the upper floors and door leading off into Bedroom2/Home Office with local quarry tiled flooring, window to front aspect, useful and spacious deep built-in wardrobes with sliding doors and further storage to side.

The first floor comprises a landing with local quarry tiled flooring, curved staircase to upper floor, timber stairs leading up to a vaulted mezzanine living room with carpeted and timber flooring, JOTUL cast iron wood burning stove set on a slate hearth, full width of room double glazed windows and two windows to side boasting a dual aspect outlook to the front and side with stunning views over the countryside along with equally stunning views of the Yr Wyddfa (Snowdonia) mountains together with distant views of Yr Eifl (also known as the Rivals) toward the Llyn Peninsula.

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Continuing off the first floor landing is an opening through into the vaulted double-height kitchen/diner briefly comprising local quarry tiled flooring, bespoke base cupboards and open wall storage units with complementary solid wood block work surfaces, ceramic single bowl sink with mixer tap, Zanussi built under electric oven, Zanussi gas hob, space for free standing washer and dryer, space for tall free standing fridge/freezer, wall mounted gas central heating boiler, LINCAR cast-iron wood burning stove, useful built in storage cupboards with open shelving above, window to rear aspect, aluminium sliding double glazed door into a conservatory/sun room with timber flooring, windows to three sides and door with steps leading out to the rear garden. Beyond the curved timber staircase is a door leading to the Bedroom 1 and ensuite bathroom with local quarry tiled flooring, built in storage cupboard, louvred window to side aspect with steps leading up to the vaulted bedroom area with windows to front and side aspects with the front window boasting stunning views over the countryside along with equally stunning views of the Yr Wyddfa (Snowdonia) mountains together with distant views of Yr Eifl (also known as the Rivals) toward the Llyn Peninsula. A door leads through into the ensuite bathroom briefly comprising a sunken bath with mixer tap and glass shower screen, wall mounted wash hand basin, back to the wall WC, bidet, local quarry tiled flooring and narrow frosted louvred window to rear.

The second floor comprises a landing with small stairs up to a mezzanine study/studio room with vaulted ceiling and recently installed Velux roof light, floor to ceiling window to side aspect boasting countryside views together with distant views of Yr Eifl (also known as the Rivals) toward the Llyn Peninsula, further doors off into Bedroom 3 with a vaulted ceiling and window to rear aspect overlooking the garden, a bathroom briefly comprising a timber panelled bath with mixer tap and glass shower screen, wall mounted wash hand basin, back to the wall WC, low maintenance Pirelli studded rubber tiled flooring, narrow frosted window to the rear and small steps off the landing into L-shaped Bedroom 4 with ample storage and a recently installed Velux roof light.

### Externally

There are established gardens to front, side and rear, with a large log store, al fresco entertaining areas, to dine outside, taking in the panoramic views, which extend from Pen Y Clip all the way down to Yr Eifl Mountains on The Llyn Peninsula. There is a private drive with off-road parking and access to the car port that offers three useful storage cupboards.

### Location

Star is a very well-regarded hamlet, nestled in Anglesey's beautiful countryside, with open and far-reaching rural views. Although Star has an unspoilt rural setting the hamlet is very accessible and is a fantastic base, to explore the island and Snowdonia, with beaches like Llandwyn Island Newborough being less than ten minutes' drive away. The property is within easy cycling distance of the village of Llanfairpwll over a footbridge and is only a short drive to the village of Gaerwen with both offering numerous amenities including public houses, schools, shops, garden centre and petrol stations with Llanfairpwll boasting a train station with onward connections to the mainland. Star is just over five minutes car journey from the vibrant town of Menai Bridge, where there is a Waitrose, an excellent selection of restaurants, bistros, and cafes, as well as having excellent access to the picturesque Menai Strait.

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### Agents Notes

The property is of cavity and timber frame construction under a slate roof.

Council Tax Band E £2588.74

Broadband Up To 30 Mbps

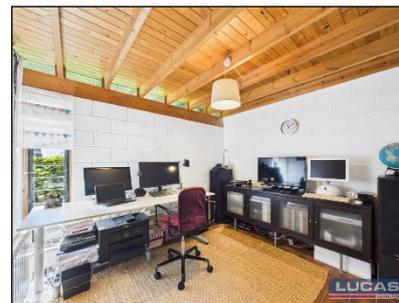
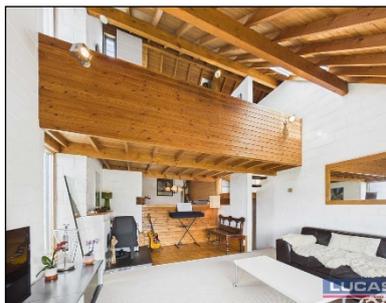
### Exact Location

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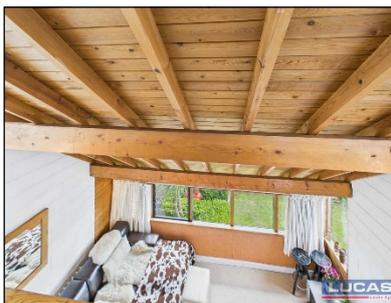
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

### 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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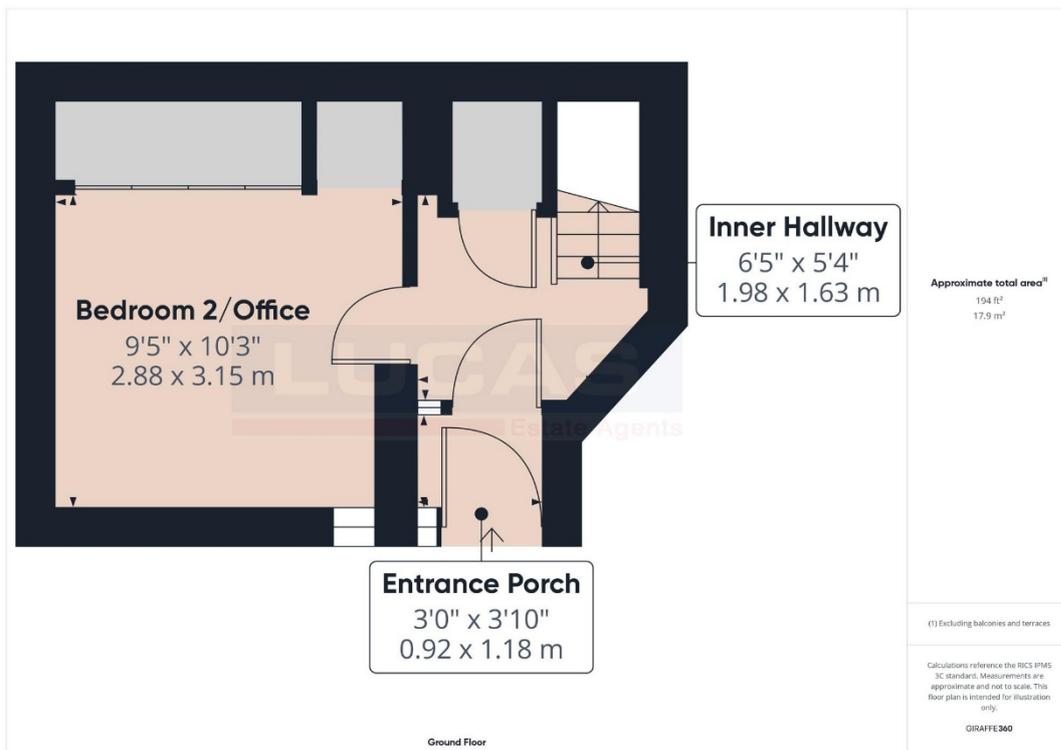


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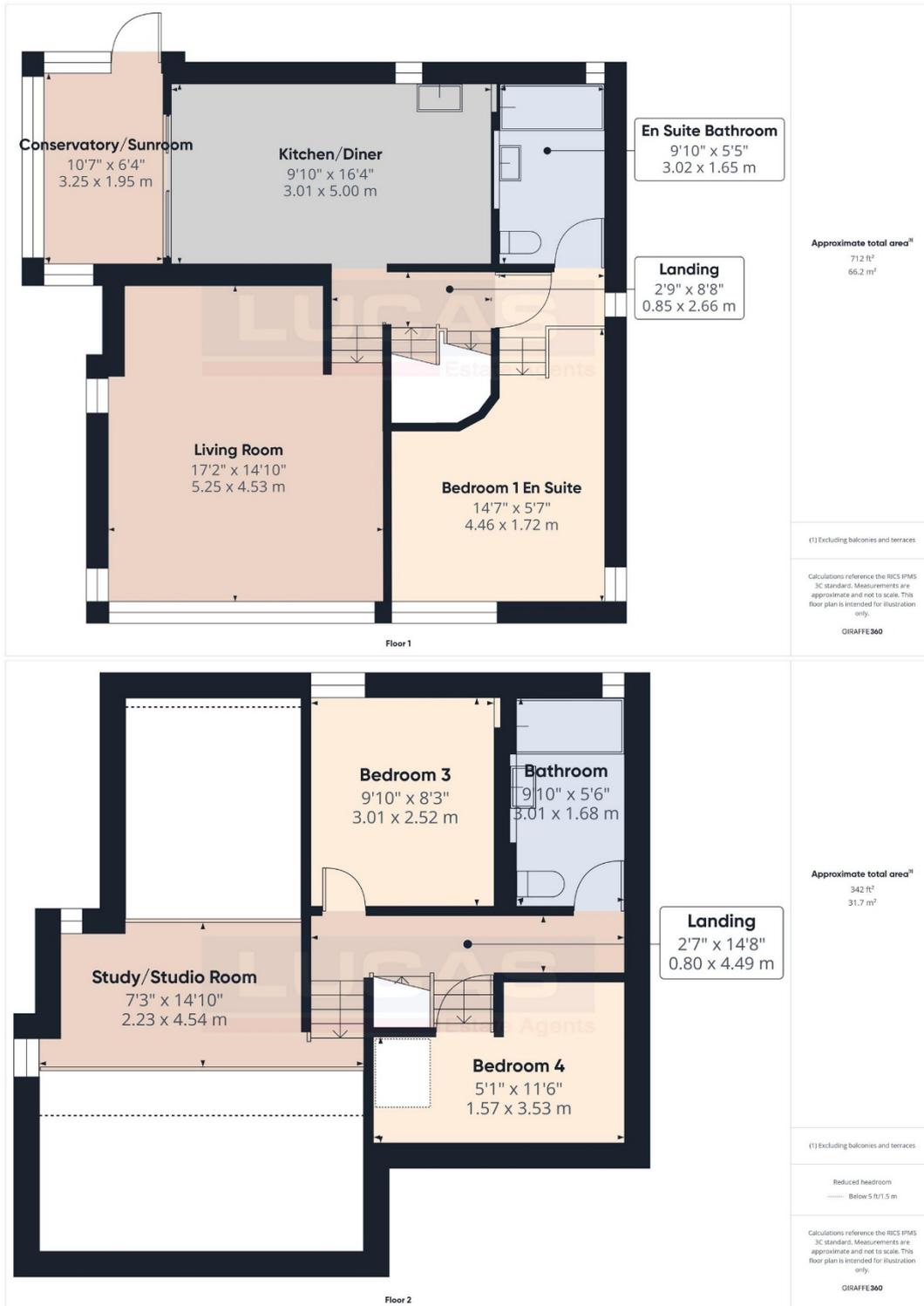
| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92-100) <b>A</b>   |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

<https://find-energy-certificate.service.gov.uk/energy-certificate/0061-2846-4030-2329-9115>



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