



2 Zealand Park Caergeiliog, Holyhead LL65 3PQ
Freehold Detached Bungalow
NEW PRICE £259,950

- Spacious Detached Split-Level Bungalow With Generous Established Gardens Together With Large Cellar Rooms, Garage & Lift Facility
- 3 Bedrooms/2 Bathrooms/1 Reception
- Large Adjoining Cellar Area Which Would Lend Itself To A Multitude Of Uses To Include Workshop, Playroom, Studio Or Gymnasium
- Generous Established Gardens With Patio Areas, Tiered Garden, Greenhouse
- Highly Sought After Residential Neighbourhood In Caergeiliog
- EPC E; Council Tax Band D £2111,31 2025/2026
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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 Spacious Detached Split-Level Bungalow With Generous Established Gardens Together With Large Cellar Rooms, Garage & Lift Facility To The Main Living Accommodation. There Is Off Road Parking On The Drive, An Integral Garage With A Large Adjoining Cellar Area Which Would Lend Itself To A Multitude Of Uses To Include Workshop, Playroom, Studio Or Gymnasium. Located In A Quiet Cul De Sac, Within A Highly Sought After Residential Neighbourhood In Caergeiliog With The Added Benefit Of No Onward Chain. Being Well Placed For Many Coastal And Rural Attractions, The Village Which Offers Several Amenities Including A School And A Public House, Also Lies In Close Proximity To The A55 Expressway, Allowing Rapid Commuting Throughout Anglesey, To The Mainland And Beyond

The accommodation which benefits from gas fired central heating and double glazing briefly comprises steps leading up to balcony with front door into entrance hallway with built in cloaks cupboard, window to front aspect and door through into an opening plan dining /living room with the dining area briefly comprising coved ceiling, glazed panelled door off into the inner hallway, door off into the kitchen, French doors off into rear sun porch/utility and step leading up into the living room with coved ceiling, dressed brick fireplace with inset multi fuel stove and complementary tiled display shelf, window to front aspect, kitchen with base and wall storage cupboards with complementary work surfaces and upstands, space for slot in electric cooker with canopy extractor over, space for free standing fridge, space for free standing dishwasher, low maintenance flooring, built in storage cupboard and door through into the sun porch/utility room with tiled flooring, full length windows with views overlooking the rear garden, glazed door with steps leading down to lower garden, space for tall free standing fridge/freezer, space for free standing dryer and washer.

Continuing off the dining room area is a door into the L shaped inner hallway with doors leading off into bedroom 1 with coved ceiling, built in double wardrobe two floor to ceiling windows with front aspect, bedroom 2 with coved ceiling, built in double wardrobe two floor to ceiling windows with rear aspect, bedroom 3 /Lift Room with part coved ceiling, built in double wardrobe, floor to ceiling window to front aspect and remote operated lift leading down to lower rooms, bathroom comprising a panelled bath with shower and glass screen, pedestal wash hand basin ,low flush Wc, coved ceiling, complementary tiling to three walls, two frosted Clerestory windows to side aspect, spacious shower room comprising a walk in shower cubicle with mains shower, pedestal wash hand basin, low flush Wc, coved ceiling, low maintenance flooring, built in airing cupboard, frosted window to rear aspect and complementary tiled splash backs.

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Externally

Block paved driveway to front leading to the lower ground floor integral garage with space for storage and separate door off into the lower floor cellar storage area rooms along with the lift room that leads up into bedroom 3. Dual access via the wrap around established gardens leads to a generous side garden with steps leading to the tiered rear gardens which are a mixture of flagged patio, lawned areas and established mature trees and shrubs, greenhouse and steps leading up to the top of the garden with a seating area and lawned strip.

Location

The Dwelling is located in a semi-rural setting in the village of Caergeiliog, which offers several amenities including a school and a public house. Being well placed for many coastal and rural attractions, the village also lies in close proximity to the A55 Expressway, allowing rapid commuting throughout Anglesey, to the mainland and beyond, as well as being in convenient travelling distance for the Port Town of Holyhead, where most essential goods and services can be found. Viewing is highly recommended.

Agents Notes

The property is of standard construction under a tiled roof.

Council Tax Band D £2111,31 2025/2026

Broadband Up To 625 Mbps

Exact Location

what3words ///tadpole.amicably.solving

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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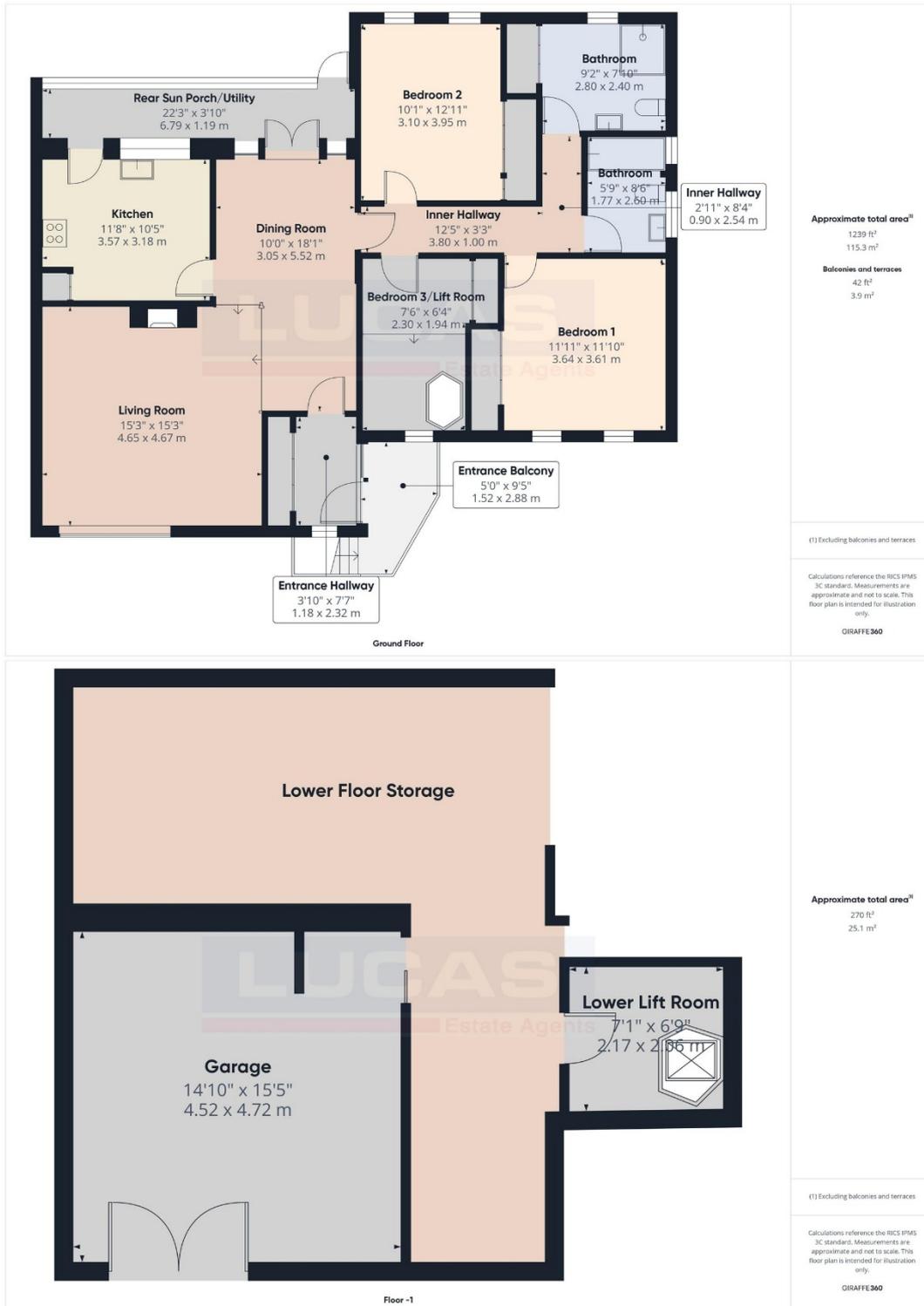


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		71
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100) 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	

<https://find-energy-certificate.service.gov.uk/energy-certificate/8335-9523-7500-0168-2206>

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