



6 Capel Lodge Ravenspoint Road Trearddur Bay LL65 2YU  
 Leasehold Ground Floor Flat/Apartment  
 OFFERS IN REGION OF £165,000

- Immaculate Ground Floor Apartment With Added Benefit Of No Onward Chain In Sought After Capel Lodge
- 2 Bedrooms/1 Bathroom/1 Reception
- Lounge Opening Into A Modern Kitchen
- Patio & Allocated Parking For 1 Vehicle & 1 Visitor Space
- Amenities & Eateries Within Easy Distance, Located A Stones Throw From The Beach
- Contents Available By Negotiation
- EPC D; Council Tax Band B £1634.71 2025/2026
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Electric Radiators

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## Property Summary

An Immaculate Ground Floor Apartment Tastefully Improved By The Current Vendors Since 2010, Located A Stones Throw Away From The Sandy Beach & Promenade. It's An Ideal Proposition As A Permanent Residence Or Weekend Retreat By The Seaside. There Is A Low Maintenance Patio Style Garden At The Front With A Smaller Patio Area To The Rear Along With Private Residents Allocated Parking Along With A Visitor Space. The Village Shops Include A Mini Supermarket, A Golf Course And Several Very Popular Eating Establishments Are Close By. Benefits From No Onward Chain.

The accommodation benefits from electric room heaters and double glazing briefly comprises front door into an open plan lounge/kitchen/diner with oak flooring, floor to ceiling picture window to front aspect, electric radiator. The kitchen area briefly comprises base and wall storage cupboards with complementary work surfaces with matching upstands, stainless steel single bowl sink with mixer tap, built under electric double oven with ceramic hob and extractor over, built under integrated fridge. A square opening takes you through to the inner hallway with oak flooring, electric radiator and doors leading off into bedroom 1 with oak flooring, electric radiator, French door leading out onto a small rear patio, bedroom 2 with oak flooring, fitted wardrobes and storage chests with window to rear aspect and bathroom briefly comprising walk in electric shower with side door access, low flush Wc, pedestal wash hand basin, wall mounted electric heater, non slip flooring and complementary tiled walls.

### Externally

There is a low maintenance patio style garden to the front and a smaller patio area to the rear along with private residents allocated parking and an allocated visitor space.

### Location

Capel Lodge is ideally located within the village of Trearddur Bay and only a few steps from the beautiful sweeping beach which offers excellent water sports facilities and a lovely promenade.

The village shops include a mini supermarket, a golf course and several very popular eating establishments are close by. Just a few miles away is the main port of Holyhead, with a mainline railway station, a ferry port providing regular daily sailings to and from Ireland and the start of the A55 expressway. Additionally the town has several primary schools, a secondary school and a wide range of shopping.

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This side of the island has a particularly scenic coastline with numerous sandy beaches. There is a popular sailing club in the village which has a busy sporting and social calendar particularly during August, and there is excellent sailing, fishing and general boating all around the local coast with both private and public slipways close to the site from which to launch a boat. Other recreational facilities nearby include an outward-bound centre which runs various courses to include canoeing, kayaking and coasteering, motor racing at Ty Croes, golf at Holyhead and excellent wind surfing in nearby Rhosneigr. There is also a marina at Holyhead for anyone wishing to accommodate a larger boat nearby and excellent walking along the Anglesey Coastal Path including Holyhead Mountain and South Stack.

### Parking

The development is set back from the road with private parking for residents.

### General Information

The owners form part of an owners management company for the running of the development.

### Agents Notes

Tenure- Leasehold

We have been advised by the seller that the property is Leasehold with the balance of a 999 years lease from 31st December 1972. The freehold interest is, we understand, held in the name of Capel Lodge Management Company. Interested purchasers should seek clarification of this from their Solicitor together with all other charges such as ground rent and service charges.

Annual service charge: £1,040.00 payable over two instalments

Via service charge.

40:60 split ground : first floor for ad-hoc repairs

Lintel replacement over the main lounge window.

Full internal refurbishment in 2010.

Contents available by negotiation

Council Tax Band B £1634.71 2025/2026

### Exact Location

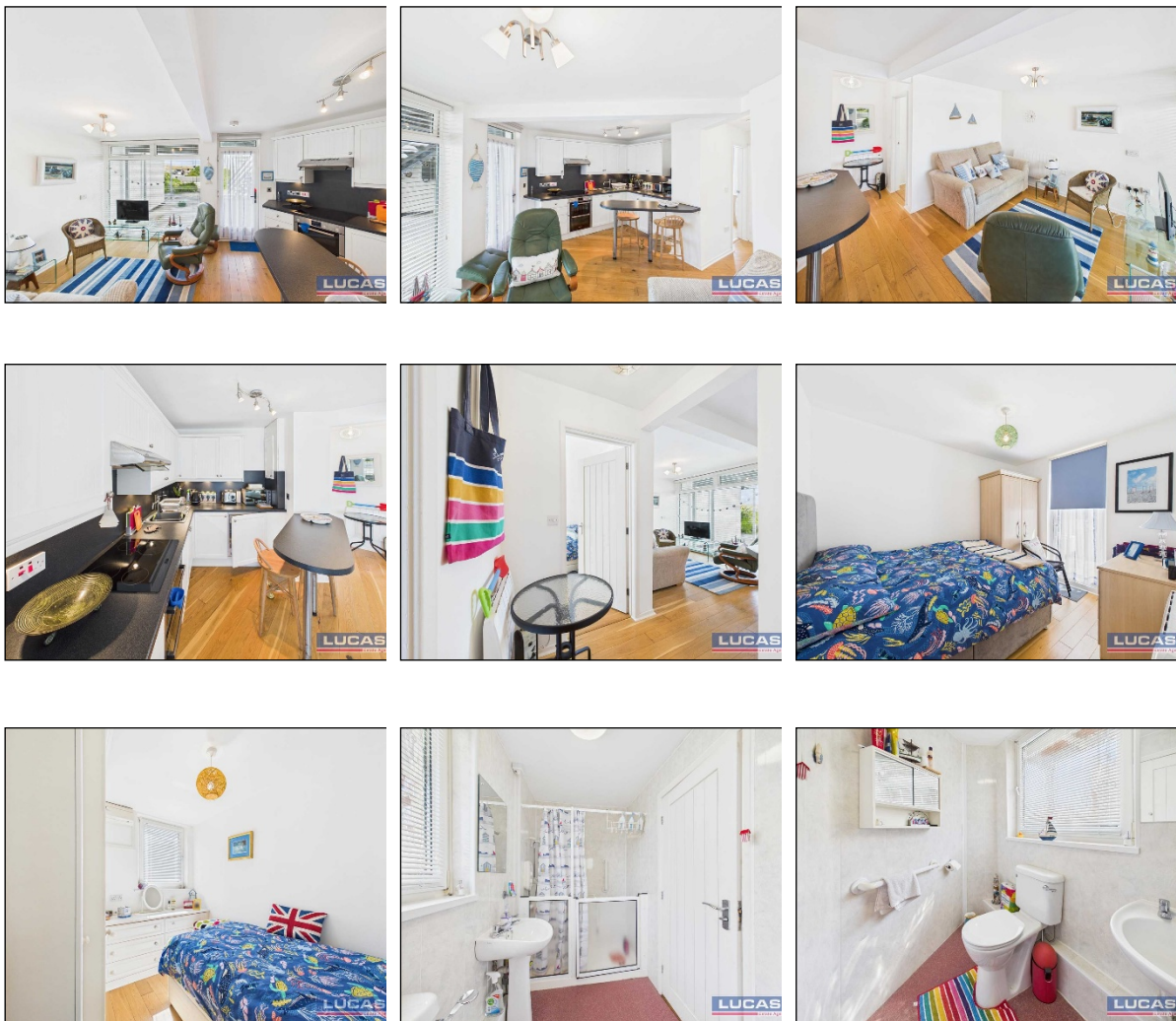
what3words ///lump.canal.assurance

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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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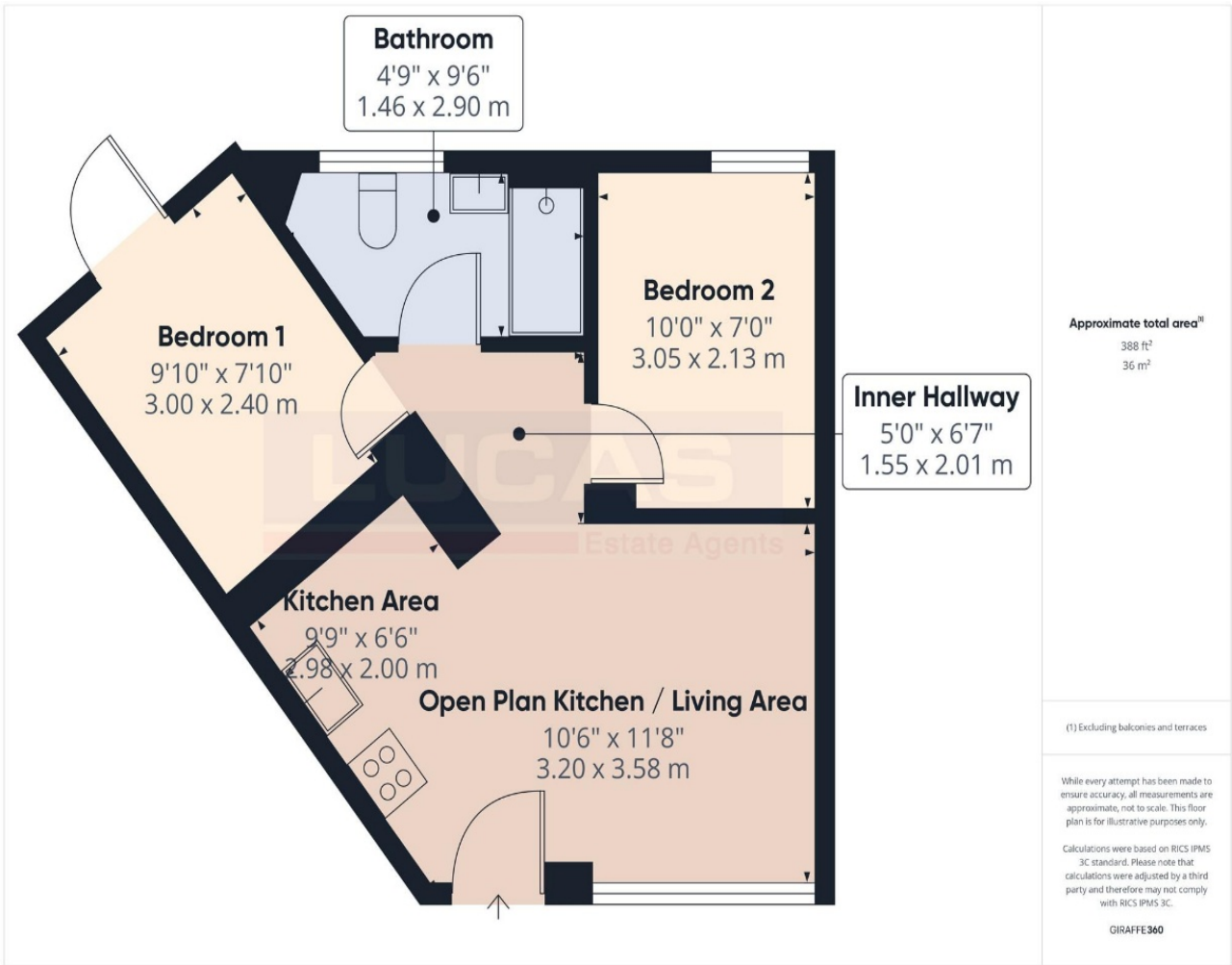


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	60	81
<b>England &amp; Wales</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/9357-3050-3205-0705-4204>

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