



3 Plas Darien Lon Isallt, Trearddur Bay LL65 2UP
Leasehold Flat/Apartment
£237,500

- Superbly Appointed Contemporary Styled Top Floor Apartment Boasting Stunning Sea And Coastal Views
- 2 Bedrooms/2 Bathrooms/1 Reception
- Upgraded Throughout To A High Standard
- Short Walk To Popular Beach
- Opportunity To Purchase A Beautifully Presented And Low Maintenance Home Or Holiday Apartment/Investment.
- Large Communal Garden Area & 2 Allocated Parking Spaces
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Shared Gas (See Marketing)
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Property Summary

A Superbly Appointed Contemporary Styled Top Floor Apartment Being Part Of This Very Popular Holiday Complex, Boasting Stunning Sea And Coastal Views Together With Distant Views Of The Snowdonia Mountains To Front & Open Fields & Holyhead Mountain To The Rear. Ideally Located, Only A Very Short Stroll Away From The Stunning Beautiful Beach And Village Centre With Its Numerous Restaurants, Public Houses & General Store/Post Office. The Apartment Has Undergone A Programme Of Upgrades Over The Past Two Years Including A Fully Renovated Kitchen, Both Main & En Suite Bathrooms, New Hot Water Cylinder And Pump With Timer And Boost For Instant Hot Water, New Double-Panel Radiators, New Windows And Door, New Internal Doors, New Carpets & Flooring Throughout, New Electrical Switches, Sockets And Pendants, Newly fitted Built-In Wardrobe In Second Bedroom, Decorated Throughout And Bespoke Fitted Blinds To Bay Window And French Doors. In Addition, A Wireless Heat Detector In The Kitchen, Interconnected With Smoke Detector In Lounge, Was Installed April 2022. Viewing Is Highly Recommended.

The accommodation which benefits from central heating and double glazing briefly comprises French doors leading into a contemporary kitchen/diner with a range of base and tower storage cupboards briefly including, drawer pack, a triple bank of tower storage cupboards to one wall with further tall storage cupboard and tall wine rack display with space for a free standing tall fridge/freezer in between, integrated dishwasher, space for free standing slot in cooker with chimney style extractor over, inset one and a half bowl stainless steel sink with mixer tap and complementary work surfaces with attractive tiled splashbacks, recessed spot lights, low maintenance floor covering, built in cupboard housing new hot water cylinder and door leading into the main hall with door leading off into bedroom 2 with newly fitted built in wardrobe with bridging storage over and window to front aspect overlooking balcony walk way.

An opening off the main hall leads to the inner hall with built in meter cupboard and door leading off into the main contemporary bathroom suite briefly comprising walk in shower with glass screen and complementary tiled splashback, back to the wall low flush wc, vanity sink base with pull out storage drawers under, low maintenance floor covering & extractor fan. A door from the inner hall takes you through into a spacious lounge/office with a feature bay window that offers fabulous sea, coastal and mountain views together with views overlooking the communal garden area and door leading off into bedroom 1 en suite bathroom with window to front aspect with equally fabulous sea, coastal and mountain views together with views overlooking the communal garden area and door leading into the en suite bathroom briefly comprising walk in shower cubicle with electric shower and glass screens with complementary tiled splash backs, back to the wall low flush wc, vanity sink base with pull out storage drawers under, low maintenance floor covering & extractor fan.

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Externally

Communal grounds and two allocated parking spaces. A set of steps at the rear of the block lead up to the balcony terrace and onward access to the apartment.

Agents Notes -Buyer Information

Leasehold 999 Years From 2004- 980 Years Remaining

We understand an annual service charge is payable to the property management company. We understand the service charge for 2023 is in the region of £307.01 per month. This charge covers external maintenance of the building together with building insurance, water and heating costs - we understand that the gas central heating system serving each apartment is shared. We also understand the ground rent is Approx. £100 per annum. Interested purchasers should seek clarification of all of the above from their solicitor.

Location

Trearddur Bay is renowned for its beautiful beaches and stunning coastal walks which are within walking distance of the apartment. The village centre is within a short distance away and provides a range of amenities which include two convenient stores, several highly rated pubs and restaurants and a golf course. Access to the A55 expressway is just over 2 miles away allowing rapid commuting throughout Anglesey and beyond. The highly regarded village of Trearddur Bay is known for its blue flag beaches and proudly hosts a vast range of water sport activities. Local amenities include a golf course, several immensely popular pubs/restaurants including two that have recently opened, convenience stores and so much more. Access to the A55 expressway is a short drive away approx. 1.5 miles providing easy travelling. A little further afield is the port town of Holyhead here you will find additional shops and services.

Council Tax Band C

Exact Location

what3words ///sunblock.canines.sugar

<https://what3words.com/ways-to-use>

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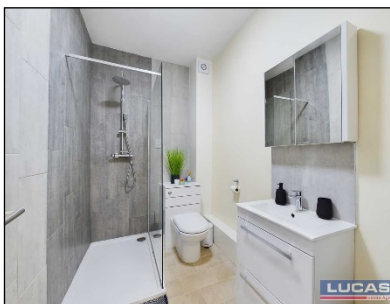
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

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. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd



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EPC LINK BELOW

<https://find-energy-certificate.service.gov.uk/energy-certificate/2184-4211-4101-1912-1717>

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