



The Old Police House Lon St Ffraid Trearddur Bay LL65 2YR
Freehold Detached
£549,950

- Most Substantial Detached House In Sought After Position Boasting Glimpses Of The Sea
- 4/5 Bedrooms/2 Bathrooms/2/3 Receptions
- Ample Off-Road Parking, Generous Gardens & Detached Garage
- Extremely Convenient For Bars/Shops/Restaurants/Golf Course
- Under 2 Miles To A55 Expressway, Holyhead Port & Rail Links A Short Drive Away
- Scope To Extend (Subject To Usual Consents) With Adaptable Semi/Fully Commercial Options /Letting Potential/Main Residence
- Property Is Currently Being Run As A Successful Holiday Let With Contents Available By Negotiation
- Services Mains Electric, Mains Water, Mains Drains Central Heating Gas Fired Central Heating

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Property Summary

A Most Substantial Detached House In A Very Sought After Position Boasting Glimpses Of The Sea From The First Floor With An Award-Winning Blue Flag Beach Located Just Across The Road From The Property. The Old Police House Is Set On A Generous Plot Offering Ample Off-Road Parking Together With Detached Garage & Is Within Easy Walking Of Several Local Amenities Such As The Highly Rated Restaurants/Bars, Convenience Store, Golf Club And Beautiful Coastal Walks.

The Old Police House Was Formerly A Working Station From 1932-1994 & The Property Offers Flexible & Adaptable Accommodation. With The Added Benefit Of Having No Onward Chain & Due To Its Proximity To The Beach Ideally Lends Itself To Being A Main Residence, Letting Property (property is currently being run as a successful holiday let with contents available by negotiation) Or Be Equally Suitable As A Semi/Fully Commercial Building With Plenty Of Scope To Extend Upward & Outward To Take Advantage Of The Stunning Views Of The Whole Bay. (Subject To The Usual Consents).

The accommodation benefits from gas central heating and double glazing and briefly comprises front door into entrance porch with window to side aspect and glazed panelled doors through into the hallway with stairs to first floor landing and doors off into ground floor bedroom 4/sitting room/office with window to front aspect, lounge with attractive fireplace and windows to both the side and front aspect, kitchen with a range of base and wall storage cupboards in oak including integrated fridge, integrated dishwasher, integrated washer and dual fuel range cooker in cream & black with chimney style extractor over, complementary floor and wall tiling, windows to side and rear aspect, useful understairs storage cupboard, opening leading through into the dining/breakfast area with wall mounted remote operated electric fire, door to flagged patio area and rear garden, low maintenance floor covering and door through into a bedroom 5/studio/play room with windows to both front and rear aspect and door to front. Completing the ground floor accommodation is a useful L shaped shower room briefly comprising mains operated gas heated pressure fed corner shower, low flush Wc, pedestal wash hand basin, built in linen cupboard, complementary floor and wall tiling and chrome heated towel rail.

The first floor briefly comprises spacious landing with window to rear aspect and views of nearby foot golf club and inland sea, access to loft space, bedroom 1 with built in storage and window to front aspect with some sea views, bedroom 2 built in storage and window to front aspect with some sea views, bedroom 3 with window to rear aspect and views of nearby golf club and inland sea and completing the first floor accommodation is the spacious main bathroom suite briefly comprising panelled bath, low flush Wc, wall mounted wash hand basin, shower cubicle with mains gas heated pressure fed shower, chrome heated towel rail, complementary floor and wall tiling, frosted window to side and rear aspect.

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Externally

Stone pillars lead to an extensive concreted off road parking area with space for several vehicles/boat/motor home with stone boundary wall to front and side with a newly planted hedge encompassing the whole boundary that in the future will provide a degree of privacy, with slate chippings and small lawned areas with drive continuing to the side of the house with further parking and a detached garage/workshop with mains electric supply along with lawned side garden area. An opening takes you through to the rear which briefly comprises flagged patio, lawned areas and flower beds with access into the dining room and a path leads to the rear of the garage with further space for recycling and BBQ area.

Location

Trearddur Bay is a very popular coastal village situated on the West coast of Anglesey. The village has in recent years grown in popularity and is now arguably one of the top holiday spots on the island. Offering an array of trendy bars and eateries along with its beautiful Blue Flag beach the rise in popularity is hardly surprising. Just a short drive away is the market town of Holyhead offer numerous amenities, train station with mainline train links and ferry port to Ireland. The beach itself is within yards from the property and is perfect for swimming, sailing, kayaking, surfing, diving and fishing. Access to the A55 expressway is approximately 1.7 miles from the property, allowing rapid commuting throughout the island and to the mainland.

Agents Notes

The property is of standard construction & is currently being run as a successful holiday let with contents available by negotiation

Council Tax Band E £2378.53 2024/2025

Exact Location

what3words ///mock.branded.mothing

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

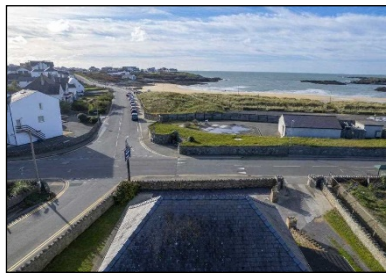
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers

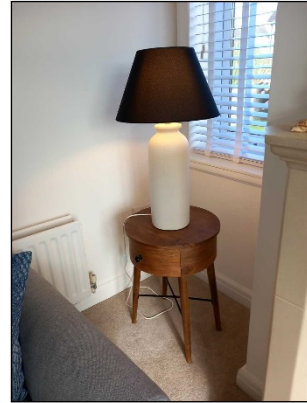
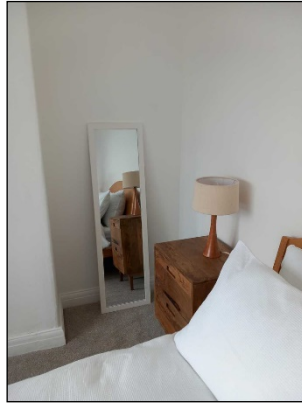
Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation

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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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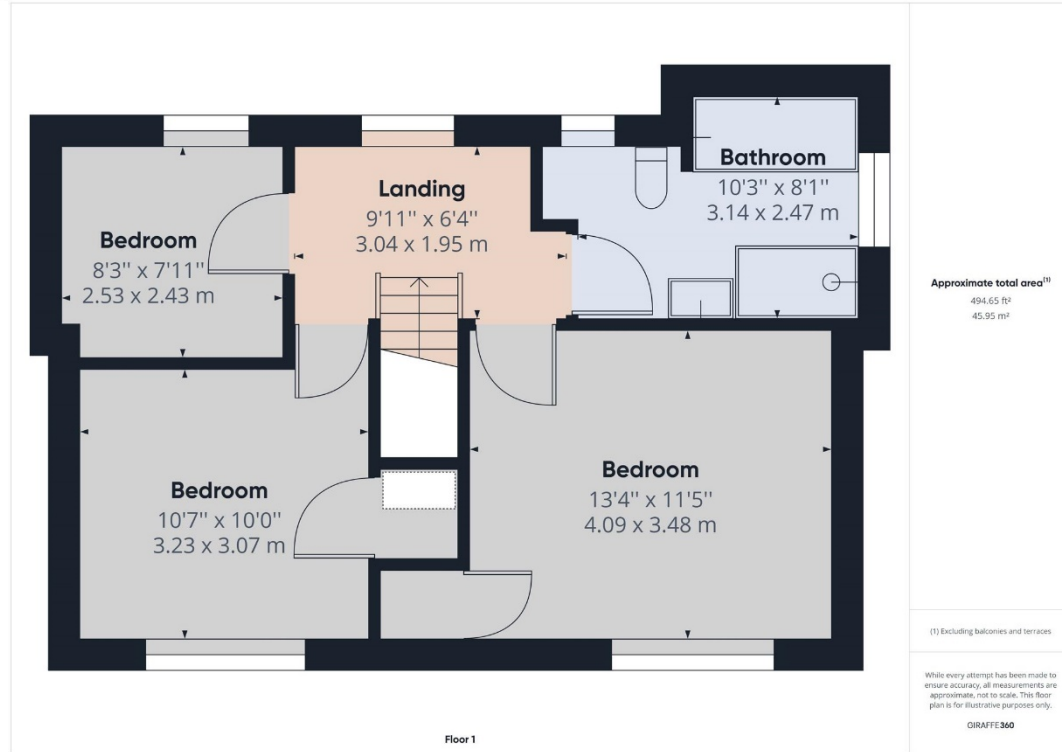


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	80
England & Wales	EU Directive 2002/91/EC	

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/0121-2629-5050-2672-3991>

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