



Cae Gwyrdd Llanfairynghornwy LL65 4LW
 Freehold Detached Bungalow
 OIRO £575,000

- Superbly Presented Detached Bungalow Having Been Fully Modernised Throughout Set Within Approximately 1.3 Acres Of Paddock, Drive & Gardens
- 4/5 Bedrooms/3 Bathrooms/3/4 Receptions
- Boasts Stunning Views Of The Sea, Coastline And Countryside, Nearest Beach Some 1.4miles Distance With Access To The Coastal Path
- Contemporary Feel Throughout With A Stunning Fitted Kitchen Together With Beautifully Installed Bathrooms Along With A Balcony Terrace
- Approx. 2.5 Miles Of Church Bay, With Its Beautiful Beach, And The Picturesque Coastal Village Of Cemaes Bay
- Council Tax Band F £2803.19 2024/2025 - Annexe Band A £1293.78 2024/2025; EPC Bands C & E
- Services Mains Electric, Mains Water, Septic Tank Drains, Air Source Central Heating, Part Underfloor Heating & Solar Panels

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Property Summary

A Superbly Presented Detached Bungalow Having Been Fully Modernised Throughout Set Within Approximately 1.3 Acres Of Paddock, Drive & Gardens Located In The Desirable Rural Hamlet Of Llanfairynghornwy On The Northwestern Side Of Anglesey. Cae Gwyrdd Boasts Stunning Views Of The Sea, Coastline And Countryside Together With Distant Views Of Snowdon From The Paddocks & Also Benefits From Having No Onward Chain. The Bungalow Has A Very Contemporary Feel Throughout With A Stunning Fitted Kitchen Together With Beautifully Installed Bathrooms Along With A Balcony Terrace & Has Recently Benefited From The Installation Of New Windows, Doors, Air Source Heat Pump And Solar Panels Completed In 2023.

The Property Is Ideally Situated With The Nearest Beach Some 1.4miles Distance With Access To The Coastal Path & Is Approx. 2.5 Miles To Church Bay, With Its Beautiful Beach, And The Picturesque Coastal Village Of Cemaes Bay Is Approx. 5.2 miles Distance. The Excellent Commercialised Village Of Valley/A5, Giving Direct Access Onto The A55, Is Approx. 9.2 Miles Distance And Holyhead Town Is Approx. 13 Miles. Viewing Both Internally And Externally Is Highly Recommended.

The accommodation which benefits from air source central heating with under floor heating to the lounge, kitchen/dining, living area along with the four bedrooms together with double glazing, briefly comprises door into a spacious entrance hallway with access to an extensive partially boarded loft space with approved planning for conversion if required, motion activated lighting, coved ceiling, built in cloaks cupboard, low maintenance flooring, separate Wc briefly comprising a contemporary back to the wall Wc with combination inset sink, mixer tap and storage, low maintenance flooring, extractor fan, window to rear aspect with fitted vertical blinds. Continuing off the entrance hallway you walk through to an L shaped inner hall with low maintenance flooring, coved ceiling and doors leading off into the lounge with recessed lighting, coved ceiling, low maintenance flooring, media wall with inset electric flame effect fire with remote control and recessed display alcoves to either side, window to side aspect, picture window to front aspect boasting stunning views of the sea, coastline and open countryside with newly fitted day/night blinds

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Continuing off the inner hallway you come through to a stunning L shaped open plan kitchen/dining/living area briefly comprising bespoke fitted base and wall storage cupboards with under cupboard lighting together with complementary work surfaces, integrated double oven with tall storage units to either side with space for an American style fridge/freezer, one and a half bowl sink with mixer tap, integrated dishwasher, island display with adjoining breakfast bar housing an induction hob with down draft extractor, wine cooler and additional storage cupboards, integrated eye level combination microwave, one plinth heater, low maintenance flooring, recessed lighting, window to side aspect with fitted blinds, walk in corner pantry/larder with door activated lighting, sliding doors leading out on to an elevated balcony terrace and multi fuel stove set on a slate hearth. Continuing off the main kitchen/dining area you come into a living space with recessed lighting, low maintenance flooring, window with fitted blinds to side aspect boasting views of the countryside together with distant sea views and French door leading out to the rear flagged patio.

Continuing off the inner hallway doors lead off into the Utility/Boot room with base and wall storage cupboards with under cupboard lighting, complementary work surfaces with inset bowl and mixer tap, space for free standing washer and dryer, plinth heater, tall unit housing a free standing freezer, low maintenance flooring, complementary upstands, access to loft space, door leading out to the rear flagged patio with adjoining window with fitted blinds, bedroom 1 en suite bathroom with fitted two tone wardrobes and bridging units, coved ceiling, low maintenance flooring, sliding doors leading out onto an elevated balcony terrace with fitted blinds and door through into the en suite bathroom briefly comprising a four piece suite of a walk in shower with low maintenance cladding, low flush Wc, bidet, cantilever vanity sink unit with mirrored light over and shaver point, recessed lighting, window to front aspect with fitted blinds and complementary vinyl flooring.

Walking back through to the main entrance hallway there are further doors off into bedroom 2 with fitted two tone wardrobes with bridging units, coved ceiling, low maintenance flooring and window to side aspect with fitted blinds, bedroom 3 with fitted wardrobe, low maintenance flooring and window to rear aspect overlooking the garden, bedroom 4 /office with low maintenance flooring and window to rear aspect with fitted blinds overlooking the garden and completing the accommodation is the main bathroom briefly comprising a whirlpool corner bath with upstand, walk in shower cubicle with low maintenance wall cladding, low flush Wc, cantilever double vanity sink with storage under and mirrored light over with shaver point, recessed lighting, complementary tiled flooring, chrome heated towel rail and window to rear aspect with fitted day/night blinds

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Detached Annexe

The former garage that has been converted into a useful annexe briefly comprising a door into the entrance/sun porch with low maintenance flooring, lovely views of the paddock area to the rear aspect, concertina doors into the open plan kitchen/lounge area briefly comprising base and wall storage cupboards with lighting under, complementary work surfaces, single bowl sink with mixer tap, built under, electric oven with induction hob with clear splash back above together with a chimney style extractor over, integrated fridge, complementary upstands, recessed lighting, low maintenance flooring, window to side aspect with fitted blinds boasting super views of the paddock and surrounding countryside, access to loft space, opening through into the lounge area with low maintenance flooring, fan light, wall mounted remote operated electric fire and window to side aspect with fitted blinds boasting super views of the paddock and surrounding countryside, concertina oak effect doors into the bedroom with fitted mirrored wardrobes one of which houses a modern electric hot water cylinder, low maintenance flooring, recessed lighting, wall mounted electric radiator and window to front aspect with fitted blinds boasting stunning views of the sea, coastline and open countryside. Completing the accommodation is a bathroom suite off the kitchen area briefly comprising a walk-in shower cubicle with shower with low maintenance wall cladding, low flush Wc, vanity sink unit with storage under, heated towel rail, extractor fan, recessed lighting, complementary floor tiling and frosted window to side aspect.

Externally

The property is approached via a tarmacadam drive leading up to an extensive tarmacadam area with ample parking for several vehicles with further space for boat/motor home/caravan or trailer together with a useful storage unit and water point. A galvanised gate then takes you through to an enclosed paddock area with ranch style fencing and mature hedges bordering the boundary. A timber gate takes you onward to the detached annexe with timber panelling and a gate leading through to the rear access to the property and gardens. To the front are sloping lawned gardens with a galvanised gate leading into an enclosed front lawned garden that wraps around the side of the property to the left and onward to the rear with access to a cellar area. Timber stairs with a glass balustrade finished with grey composite decking with inset lighting then take you onto the wonderful extended balcony terrace at the front with over lighting along with dual access via the kitchen and main bedroom. To the rear of the bungalow is an enclosed flagged patio area with outdoor lighting along with triple access into the property and further gates lead off into the rear and side garden/paddock area along with an enclosed pen with a concrete base and galvanised fence. In addition, there is a timber garden shed, water point and refuse and recycling enclosure to the side of the annexe.

Location

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The property is situated in the rural hamlet of Llanfairynghornwy, on the northwestern side of Anglesey and is ideally situated being within approx. 2.5 miles of Church Bay, with its beautiful beach, and the picturesque coastal village of Cemaes Bay is approx. 5.2 miles distance. The excellent commercialised village of Valley/A5, giving direct access onto the A55, is approx. 9.2 miles distance and Holyhead town is approx. 13 miles.

Agents Notes

The property is of standard construction under a slate roof.

Garage converted to Annexe living accommodation, with kitchen area, shower room, bedroom and living area, completed in 2022.

All windows and doors replaced in 2022.

10 solar panels located on the roof to the rear fitted in 2023.

There is private drainage via septic tank. All external surface water soakaways and septic tank soak away were replaced in 2024 as part of the works that included the new tarmac driveway.

All appliances including washing machine, tumble dryer and furniture is new in the last 2 years including beds and available by separate negotiation.

Council Tax Band F £2803.19 2024/2025 - Annexe Band A £1293.78 2024/2025

Broadband Up To 425 Mbps

Exact Location

what3words ///demotion.then.dive

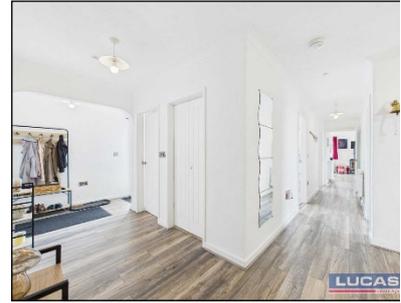
<https://what3words.com/ways-to-use>

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 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) 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			
		69	90
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		

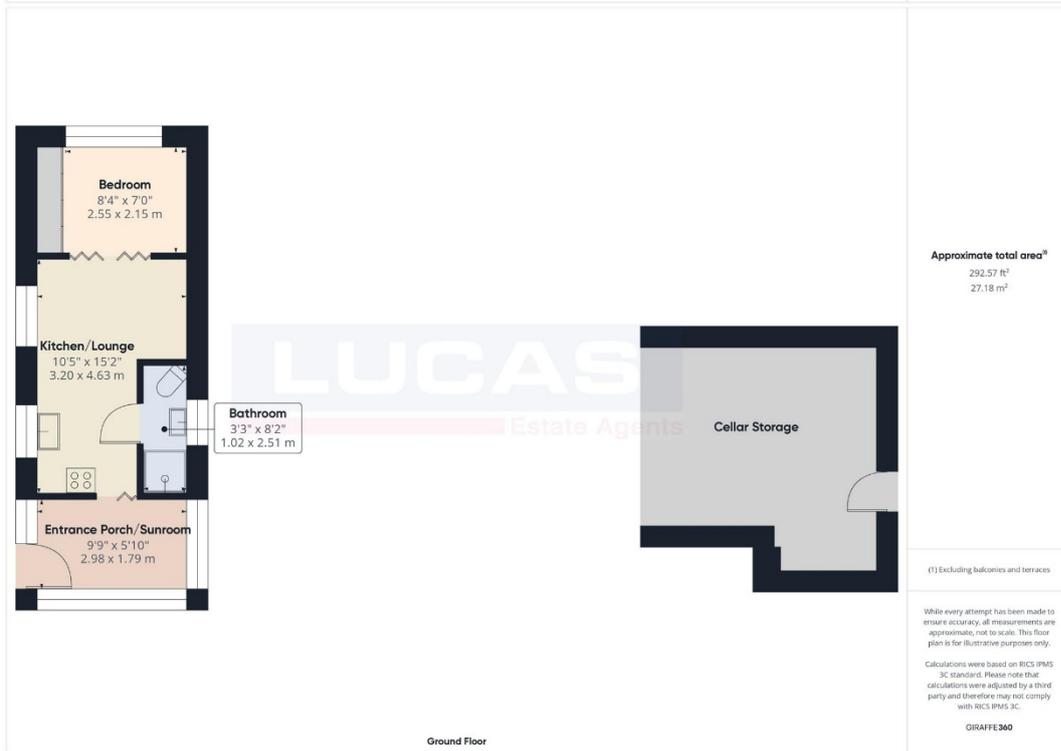
Bungalow EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9350-2359-2090-2927-5851>

Annexe EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/7637-5829-7009-0879-6226>

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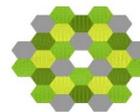
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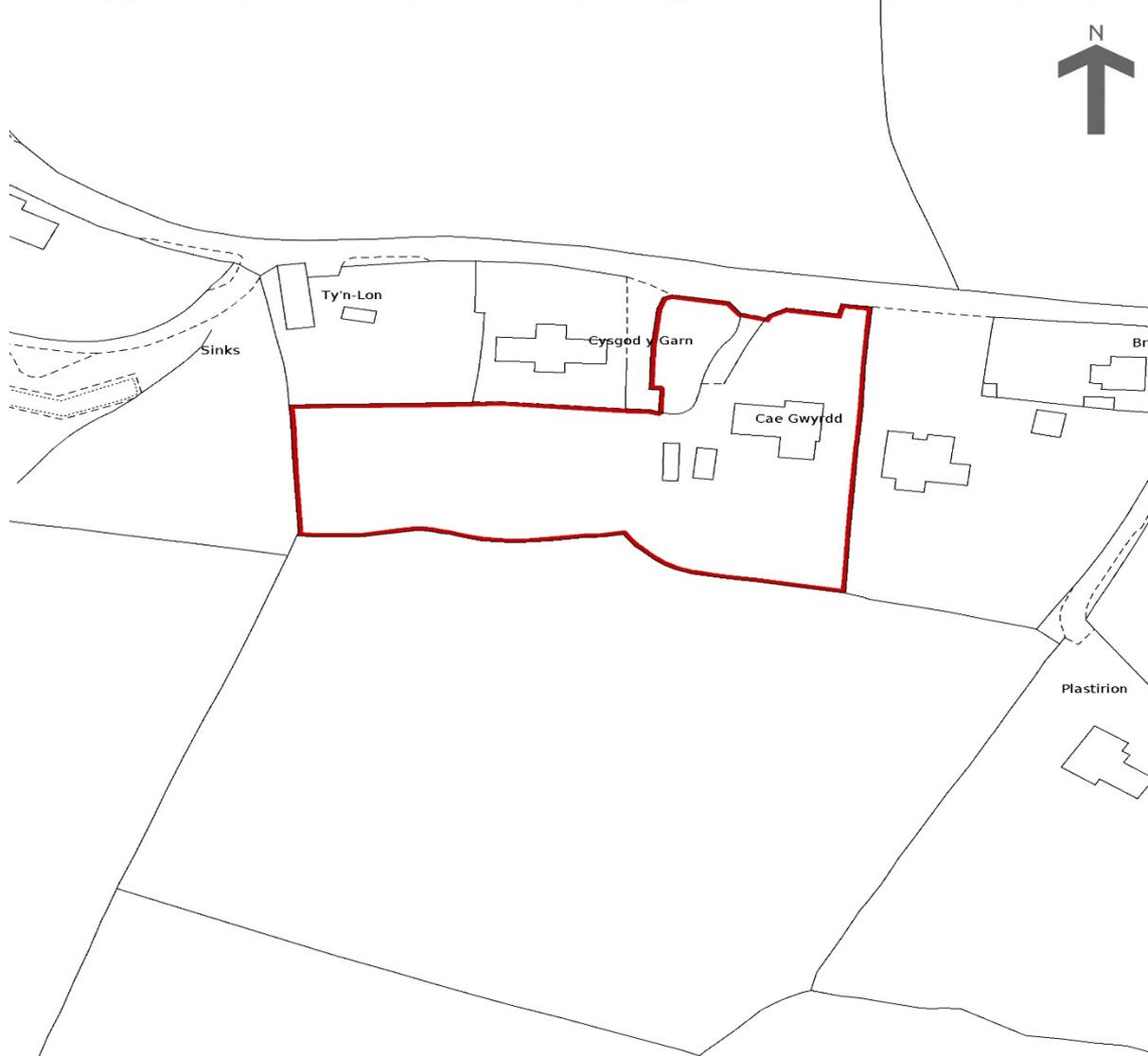
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HM Land Registry
Official copy of
title plan

Title number **CYM854112**
Ordnance Survey map reference **SH3290NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Isle of Anglesey / Ynys Môn**



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