



4 Morannedd Moelfre LL72 8HY
Freehold Mid Terrace House
£410,000

- Superlative Marine Residence Of Character Centrally Situated Within The Sought After Seaside Village Of Moelfre
- 3 Bedrooms/1 Bathroom/2 Receptions
- Enjoying Far Reaching Sea And Mountain Views From The Great Orme To Puffin Island And Red Wharf Bay
- Stunning Views From The Patio Garden, Decking Terrace Or Either Of The Ground & Large First Floor Balconies
- Less Than 200 Yards Away From The Local Public House And Beach Along With Renowned Anne's Pantry Restaurant
- Very Short Walk To The Coastal Path That Passes The Lifeboat Station & RNLI Centre.
- EPC D; Council Tax Band D £2098.62 2025/2026; Broadband Up To 748 Mbps
- Services Mains Electric, Mains Water, Mains Drains Central Heating Oil 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 Superlative Marine Residence Of Character Centrally Situated Within The Sought After Seaside Village Of Moelfre And Enjoying Far Reaching Sea And Mountain Views From The Great Orme To Puffin Island And Red Wharf Bay. Only A Stones Throw Away From The Beach, This Three Bedroom Home Is Situated In One Of The Most Sought-After Coastal Villages On Anglesey And Boasts Truly Stunning Views Which Can Be Enjoyed From The Patio Garden, Garden Decking Terrace Or Either Of The Ground & Large First Floor Balconies. Less Than 200 Yards Away From The Local Public House And Beach Along With Renowned Anne's Pantry Restaurant And A Very Short Walk To The Coastal Path That Passes The Lifeboat Station & RNLI Centre. Internal & External Viewing Is Highly Recommended.

The accommodation which benefits from oil fired central heating and double glazing comprises front door into entrance hallway with low maintenance Luxury Vinyl Tile (LVT) flooring, window to front aspect, door into kitchen, opening into living room area, stairs to upper floors with storage cupboard and door into a useful understairs Wc with low maintenance flooring, extractor fan, living room area with low maintenance LVT flooring, coved ceiling, arched opening into the lounge with an attractive Victorian style fireplace with inset wood burning stove, coved ceiling, low maintenance LVT flooring and window to front aspect and square opening through into the dining area.

Continuing off the entrance hallway a door takes you into the kitchen/diner comprising a fitted kitchen with base and wall storage cupboards with complementary work surfaces, stainless steel single bowl sink with mixer tap, built under electric oven with ceramic hob over and brushed steel splash back, slimline chimney style extractor, integrated fridge/freezer, space for free standing washer and dryer, coved ceiling, low maintenance LVT flooring, oil fired central heating boiler, window to front aspect boasting stunning views overlooking the garden together with magnificent coastal and sea views towards the Snowdonia mountain range along with the north Wales coastline, timber frame opening into the dining area with coved ceiling, low maintenance LVT flooring, feature exposed stone wall and French style doors leading out onto an elevated decked balcony terrace with space for table and chairs, boasting stunning views overlooking the garden together with magnificent coastal and sea views towards the Snowdonia mountain range along with the north Wales coastline.

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.

The first floor comprises a landing area with stairs to upper floor and doors leading off into bedroom 1 with coved ceiling, built in wardrobe storage, built in understairs storage cupboard and two windows to front aspect, bedroom 2 with coved ceiling and French style door leading out onto a spacious first floor decked balcony terrace (5.6 x 3.36m) affording ample space for table and chairs with glass balustrade boasting stunning views overlooking the garden together with magnificent coastal and sea views towards the Snowdonia mountain range along with the north Wales coastline, bathroom comprising timber panelled bath with electric shower & mixer tap, vanity sink unit with storage cupboards under, low flush Wc, chrome heated towel rail, coved ceiling, complementary floor and wall tiling and window to front aspect.

Continuing off the first floor landing are stairs to the second floor landing with feature exposed stone wall and door into bedroom 3 with useful open shelving storage, access to eaves, feature exposed stone walls to both front and rear, window to front aspect and window to rear aspect boasting stunning views overlooking the garden together with magnificent coastal and sea views towards the Snowdonia mountain range along with the north Wales coastline.

Externally

A gate at the front leads to a front courtyard area with space for seating along with planters/tubs and established flower beds. To the rear of the property is an attractive open garden comprising a lawned area, flagged patio area located just off the dining area access along with a decked seating area and very useful implement storage building that has enough space to store kayaks within. On street parking is available a few yards from the property.

Location

Lying in what is arguably the most sought-after area of the picturesque resort of Moelfre, enjoying magnificent coastal views towards the Snowdonia Mountain Range and along much of the North Wales Coastline. The property is opportunely placed for the many other alluring bays, sandy beaches and rural attractions to be found in this part of Anglesey. Easy access is enabled via the A55 expressway, which is approximately 9 miles from the property, allowing rapid commuting throughout the island, to the mainland, passing by the acclaimed University City of Bangor and onwards towards Chester, Liverpool and Manchester, ultimately linking up with the UK motorway network. The nearby towns of Llangefni, Menai Bridge and Amlwch and their neighbouring communities ensure that with a range of shops, services and recreational facilities, your essential needs are well catered for.

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.

Agents Notes

The property is of stone construction under a slate roof.
Access rights to shared garden area at rear.
On street parking is available a few yards walk from the property.

Council Tax Band D £2098.62 2025/2026
Broadband Up To 748 Mbps

Exact Location

what3words ///stud.sits.binds

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.



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.



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.

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			
England & Wales		EU Directive 2002/91/EC	

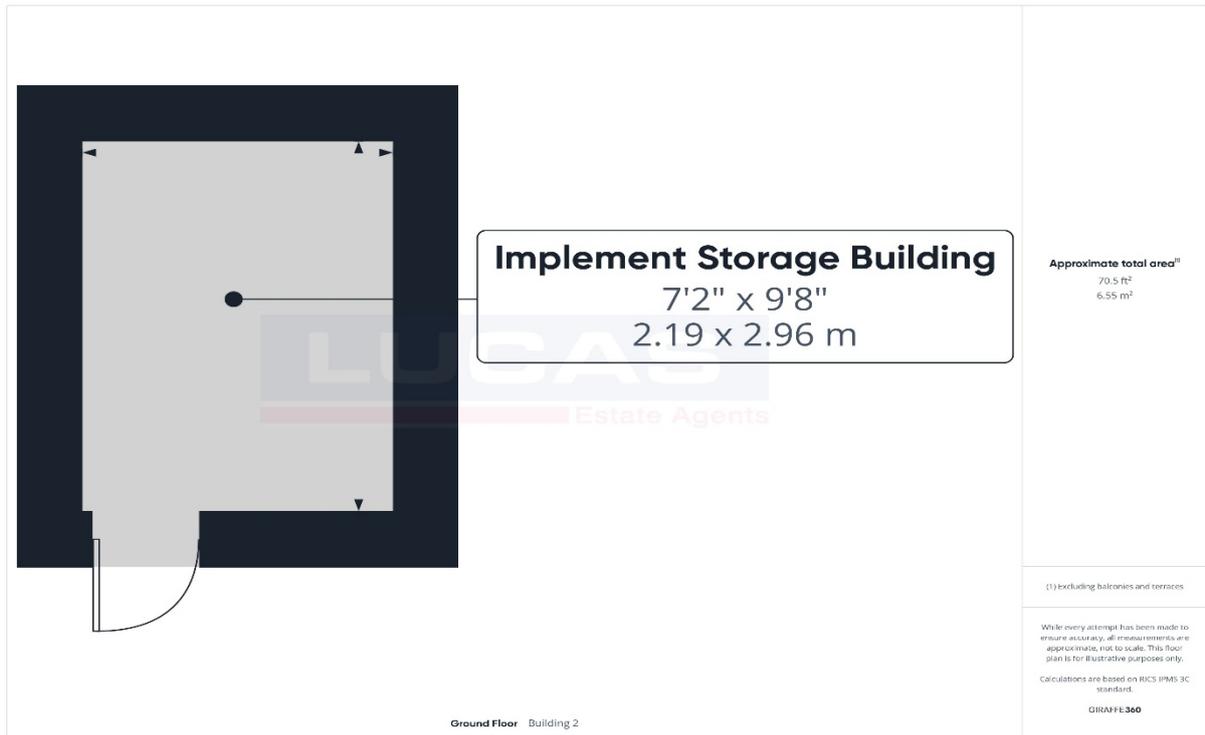
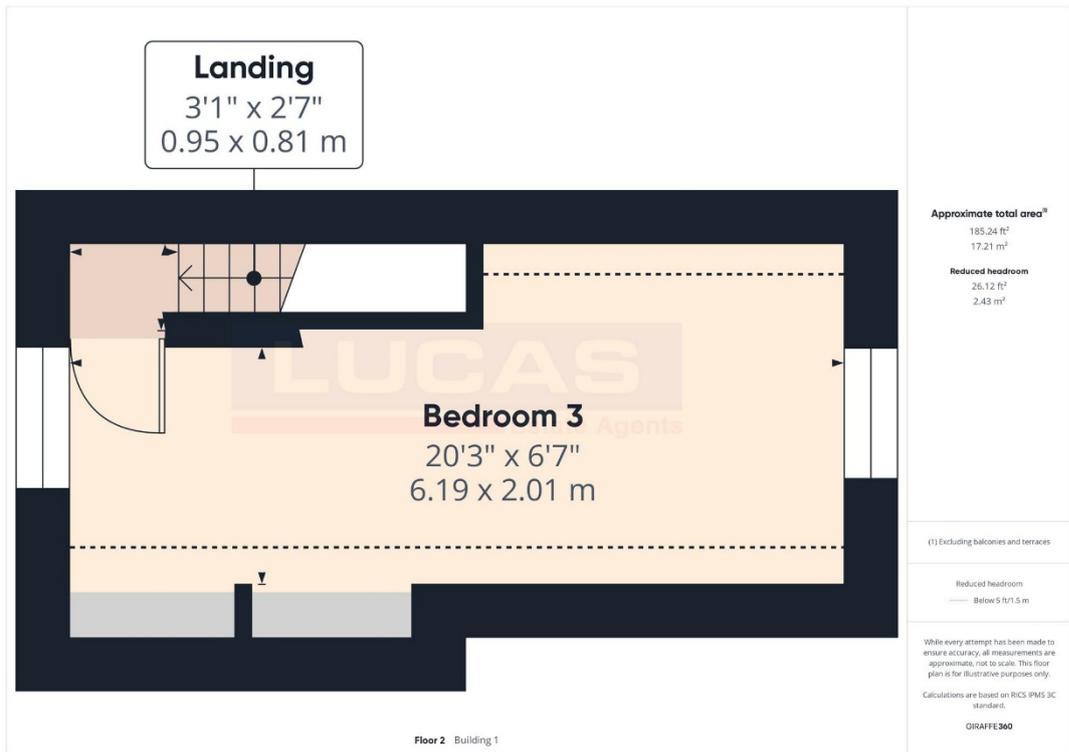
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

<https://find-energy-certificate.service.gov.uk/energy-certificate/8900-5091-0422-1497-3453>

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.



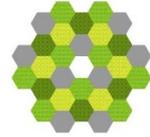
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



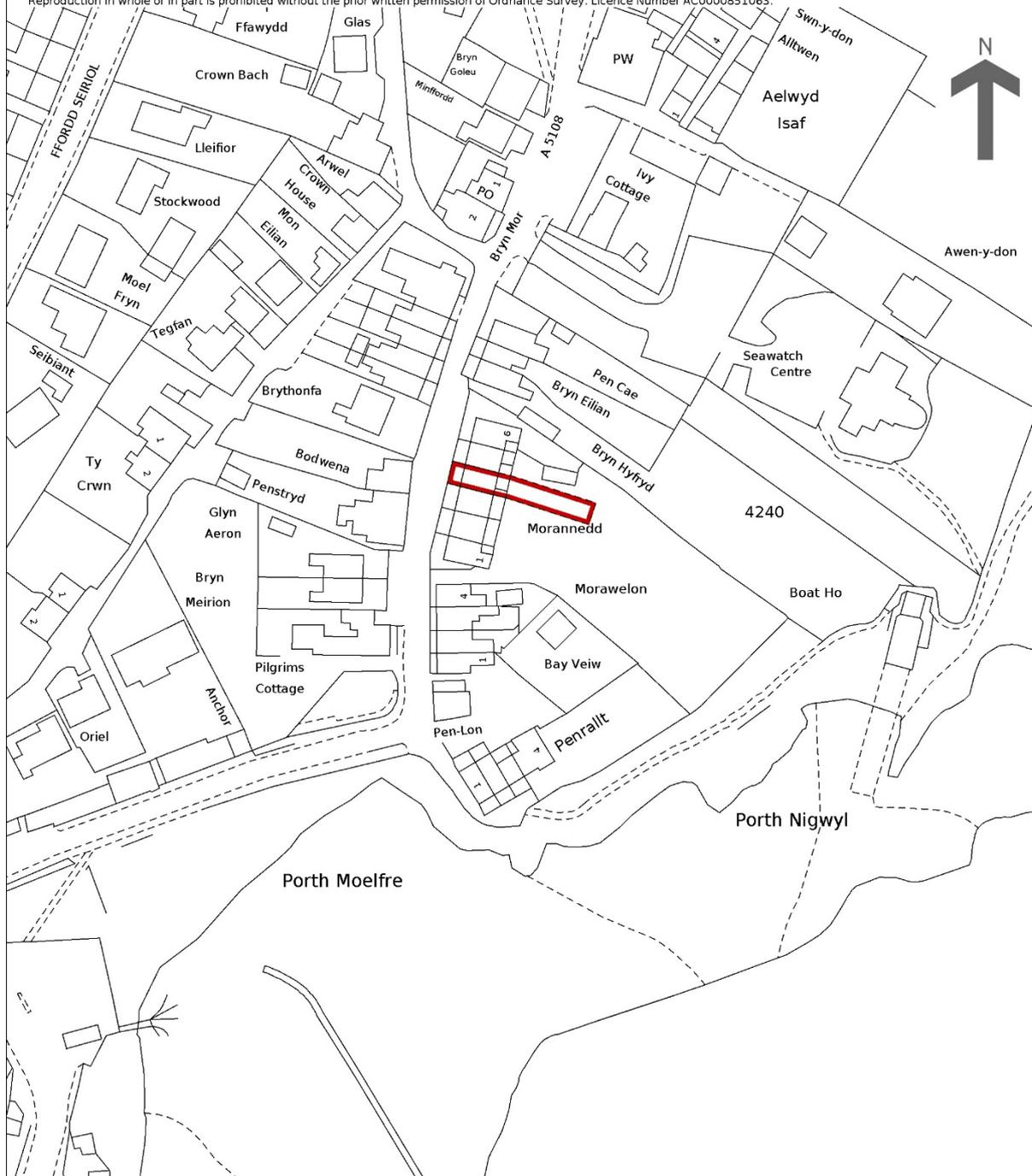
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

HM Land Registry Current title plan

Title number **CYM57120**
Ordnance Survey map reference **SH5186SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Isle of Anglesey / Ynys Môn**



© Crown Copyright. Produced by HM Land Registry.
Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number AC0000851063.



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.