

Lleyn Lon St Ffraid Trearddur Bay, Isle of Anglesey LL65 2BJ
£525,000

- A Beautifully Maintained, Detached Dormer Bungalow
- Spacious Brick Paved Driveway
- New Worcester Bosch Combi Boiler installed 2024
- Set within Secure Extensive, Established Gardens
- Solar Panels installed 2025
- Exceptional Energy Efficiency EPC Rating A













A beautifully maintained, detached dormer bungalow set within extensive, established gardens, offering a rare opportunity to enjoy a peaceful and private setting.
Boasting the highest Energy Rating of A, the spacious property offers outstanding energy efficiency.

The Property
On arrival the property greets you with double metal gates opening onto a large brick paved driveway, bordered with flower beds and shrubs.
To the side of the property is a separate entrance with a robust storm porch, low brick walls with glazed panes either side supported by galvanized metal posts under a slate roof offers cover in the worst of weathers.
The front door leads you into a spacious entrance vestibule with tiled flooring , a glazed door leading into an inner hallway with doors leading off into the living space.

Living Room
A warm and inviting spacious reception room divided into two areas, perfect for unwinding and relaxing. A gas fire offers a cosy element for colder nights.
An attractive focal point of this part of the room is the picture frame window overlooking the beautifully landscaped gardens.
The room continues through into another sitting area with sliding patio doors opening out to the garden, making this a superb space for family life, relaxed dining and hosting guests.
Stylish vertical anthracite radiators add a contemporary touch to both areas.

Kitchen
The heart of the home, the oak, shaker style kitchen offers ample storage and workspace including a breakfast bar.
A gas Rangemaster cooker, with a large AEG extractor over, space for a free standing washing machine and large fridge/freezer.
Attractive floor and wall tiling together with a window overlooking the front garden.
Conveniently and discreetly placed behind a white storage cupboard is the control system and battery back up for the new solar panel system which was installed in 2025.

Dining Room
Located just off the inner hallway and kitchen is a well-proportioned dining room with stairs leading to the upper floor, window overlooking the front garden.

Bedroom 1 En Suite
A spacious room with a built-in bank of wardrobes together with a window overlooking the front garden allowing for good natural light. Extending off the bedroom area is a walk-through to the ensuite with two built in cupboards.
En Suite
L shaped, wet room with walk in open shower, WC and pedestal wash hand basin (installed May 2026) fully tiled walls and anti-slip flooring.

Sitting Room/Snug
A light and airy room with sliding patio doors opening out to the stunning landscaped garden area with a connecting door through to a ground floor bedroom.

Bedroom 2
Double bedroom with a window to the rear aspect overlooking the beautifully landscaped gardens.

Ground Floor Bathroom
A bathroom suite in white comprising a panelled bath & shower and glass screen, a convenient inset niche above the bath, low flush WC and pedestal wash hand basin, built in cupboard housing the Worcester Bosh Combi Boiler, dual fuel chrome heated towel rail. Frosted window.

Landing
Access to eaves for maintenance with Velux roof light.

Bedroom 3
A very light and airy room with ample eaves storage cupboards, hard flooring, Velux roof light and a dormer window offering stunning views overlooking the delightful garden along with an open countryside outlook.

Bedroom 4
A light room with eaves storage and a Velux roof light.

First Floor Bathroom
A white suite comprising a walk-in main shower, WC, pedestal wash hand basin, white heated towel rail, low maintenance flooring and a Velux roof light.

Renovations
The property was extended in 1986 at both gable ends with a porch being added in 2002.
The loft was converted in 2004 together with 3 Velux roof lights being installed.
2025 an additional Velux installed
Solar Panels installed 2025 with battery back up
New Worcester Bosch Combi Boiler installed 2024
The property is of standard cavity wall construction under a slate roof.

Outside Space
The enclosed garden is accessed via a metal farm gate to the side of the property offering security for animals and small children away from the main driveway. For those looking for a more self sufficient lifestyle, there is plenty of room for grow your own fruit and vegetables, there is even a chicken coop and space for pet runs/hutches. Patio area with pergola and potting shed.
In addition, the gardens offer its very own nature area and various habitats with a wildlife pond, established hedges, flower beds, trees, natural seating areas and fire pit.
The enchanting gardens overlook open fields to the back continuing the connection to nature.
Adjoining the property is a storage room with power and lighting, with its own separate access.

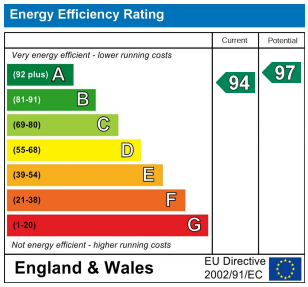
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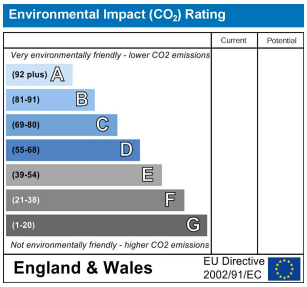
Location
what3words ///brands.rocks.paddlers

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.

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







Local Authority **Isle of Anglesey**
Council Tax Band **E**
EPC Rating **A**







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Approximate total area(1)

1853 ft²

172.2 m²

Reduced headroom

75 ft²

7 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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