

5 Bed Detached In Cil Y Graig , Llanfairpwll, LL61 5NZ

£425,000



SHORT DESCRIPTION

Property Ref: 15413 Dream Home Alert - Cil Y Graig, Llanfairpwll Luxury Living in One of Angleseys Most Sought-After Locations Step into style, space and sophistication with this exceptional five-bedroom detached executive home, fully transformed from top to bottom. Located in the prestigious Cil Y Graig area of Llanfairpwll, this rare gem offers a perfect balance of modern design, high-spec finishes and family-friendly living. Key Highlights • 4 to 5 Double Bedrooms • 3 Designer Bathrooms including a Showstopping Master En-Suite • Stunning Open-Plan Family Room with Feature Log Burner • Brand New Luxury Kitchen with Neff Appliances • 1 or 2 Spacious Reception Rooms for Flexible Living • Detached Garage with New Roof and Utility Potential • Private Driveway with Ample Parking • Beautifully Landscaped Rear Garden on a Generous Plot • Breathtaking Views and Fantastic Outdoor Entertaining Space Why Youll Love It This home has been completely reimagined with no detail overlooked. The brand-new kitchen is a chef's dream. The rear extension delivers a showstopping family space flooded with natural light and centred around a cosy log burner. Every inch of this property exudes quality, from the solid internal doors and stylish flooring to the new windows, doors and rewiring throughout. The newly created master suite is a private sanctuary, while the brand new family bathroom and cloakroom offer convenience and elegance for everyday life. Outside, the expansive garden has been professionally landscaped, offering multiple seating zones, space to play, and room to relax in style. Location Perfection Cil Y Graig is one of Llanfairpwlls premier addresses, offering peace and privacy while being just minutes from A55 links, excellent schools and local amenities. Simply Move In and Enjoy No work needed, no compromises to make – just unpack and start living your best life in this remarkable home. Opportunities Like This Are Rare Book your viewing now – properties of this calibre in this location are few and far between. Property Type: Detached Full selling price: £425000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: E EPC rating: D Measurement:1194.79 sq.ft. Outside Space: Rear Garden, Enclosed Garden, Terrace, Patio Parking: Garage, Driveway Heating Type: Double Glazing,Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



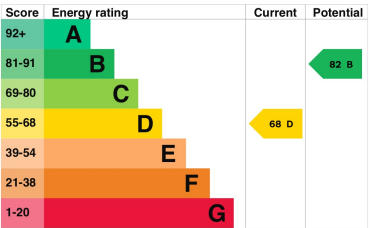
EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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