



18 Cae Gethin

Lon Refail, Llanfairpwllgwyngyll, LL61 5AN

£425,000



A newly built family home, finished to a high standard with quality fittings throughout, situated in a popular development in the sought after village of Llanfairpwll. Including a 10 year NHBC warranty, the spacious accommodation briefly comprises: Entrance hall, separate WC, lounge with feature opening to the sun room, kitchen with quality fitted appliances, utility room, first floor landing area, principal bedroom with en-suite facility, three further bedrooms and contemporary bathroom. Front and rear garden with driveway parking for several vehicles and detached garage. Completion Spring 2023 - Reservation Facility Available.



- Entrance Hallway 16'0" x 8'7" max (4.89 x 2.62 max)
- Lounge 19'2" x 12'1" (5.85 x 3.69)
- Sun Room/Dining Room 14'5" x 11'0" (4.41 x 3.37)
- Sitting Room 11'2" into bay x 9'9" (3.41 into bay x 2.98)
- Separate WC 6'7" x 3'10" (2.03 x 1.19)
- Kitchen Diner 16'6" x 12'3" max (5.05 x 3.75 max)
- Utility Room 7'6" x 5'1" (2.29 x 1.55)
- First Floor Landing Area 19'11" x 5'11" to include staircase. (6.09 x 1.81 to include staircase.)
- Principal Bedroom 1 12'11" x 10'2" (3.96 x 3.12)
- En-Suite 7'4" x 4'7" (2.24 x 1.41)
- Bedroom 2 12'0" x 9'4" (3.68 x 2.86)
- Bedroom 3 12'0" x 9'4" (3.68 x 2.85)
- Bedroom 4 10'5" x 10'3" (3.18 x 3.14)
- Bathroom 7'8" x 5'11" (2.36 x 1.81)
- Detached Garage 19'3" x 11'0" (5.87 x 3.37)

Tenure
Freehold.

Services
All mains services connected.

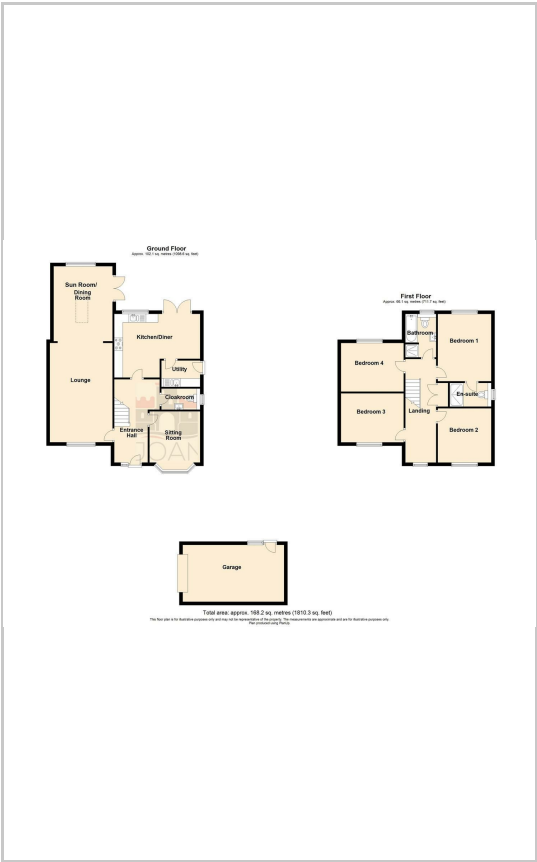
SAP Rating
TBC.

Council Tax
New Build - TBC.

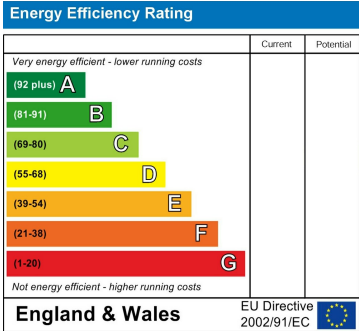
Area Map



Floor Plans



Energy Efficiency Graph



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