# Llanfairpwll property prices surge despite regional decline in Anglesey



Llanfairpwllgwyngyll, a quaint Welsh village renowned for having Europe's longest name, is currently experiencing a surprising surge in property prices, diverging from the broader post-pandemic trends in Wales. This picturesque settlement, often affectionately shortened to Llanfairpwll or Llanfairpwll PG, sits on the island of Anglesey and boasts a modest population of around 2,000, the majority of whom are Welsh speakers. Despite its unassuming nature, Llanfairpwll draws over 200,000 visitors each year, many of whom come to capture the iconic 58-letter name on camera, particularly at its well-frequented railway station.

While general property values across Ynys Môn have declined since the pandemic peak, Llanfairpwll stands out with a remarkable price increase of 12% in 2024, bringing the average house price to approximately £266,746. This contrasts sharply with the overall trend in Anglesey, where property prices fell by 5.1%. According to recent analyses, Llanfairpwll ranks sixth among 197 coastal locations in Britain for annual property price growth, highlighting its appeal beyond its curious name.

The trajectory of house prices in neighbouring areas underscores a broader narrative; for instance, nearby Rhosneigr has transformed from a modest seaside retreat into a prime destination for affluent second-home buyers, with average prices now soaring to around £679,000. This influx of wealth has, however, sparked concerns regarding affordability, particularly for locals who face lengthy housing waiting lists exacerbated by council tax premiums aimed at curbing second-home ownership.

Llanfairpwll's charm lies not just in its name, but also its amenities, including a primary school rated "excellent," healthcare facilities, and a range of shops and eateries. Surrounded by scenic coastal walks and historic sites, including the renowned National Trust property Plas Newydd, it remains well-connected with good transport links via the A55 and local railway. The village's appeal is further augmented by its standing near the imposing Tŵr Marcwis, a monument that adds to its local character.

Space, however, is at a premium, as development pressures threaten to encroach upon the natural landscape. Recent planning decisions, such as the approval for 27 new affordable housing units, have sparked debate among residents concerned about preserving the village’s green spaces. Despite a concerted petition effort that garnered over 1,000 signatures, the Anglesey Council moved forward with the development, citing an urgent need for housing in a community where many are on the waiting list for social housing.

Amanda Bryden, head of mortgages at Lloyds, commented on the enduring allure of coastal living, noting that while some regions face serious economic challenges, others present hidden gems that offer community and affordability for the discerning buyer. The impending changes in Llanfairpwll could further reshape its identity, transitioning from a quaint anomaly known primarily for its name to a competitive player in Wales' coastal property market, attracting those seeking both natural beauty and a sense of community.

## Reference Map:

* Paragraph 1 – [[1]](https://www.walesonline.co.uk/news/wales-news/welsh-village-europes-longest-name-31723801), [[3]](https://housesforsaletorent.co.uk/houses/wales/sir-ynys-mon-isle-of-anglesey/llanfairpwllgwyngyll.html)
* Paragraph 2 – [[1]](https://www.walesonline.co.uk/news/wales-news/welsh-village-europes-longest-name-31723801), [[4]](https://www.varbes.com/house-values-sold-prices/by-area/isle-of-anglesey/llanfairpwllgwyngyll)
* Paragraph 3 – [[1]](https://www.walesonline.co.uk/news/wales-news/welsh-village-europes-longest-name-31723801), [[2]](https://www.rightmove.co.uk/house-prices/llanfairpwllgwyngyll.html), [[5]](https://www.bricksandlogic.co.uk/place/street/llanfairpwllgwyngyll-ll61)
* Paragraph 4 – [[1]](https://www.walesonline.co.uk/news/wales-news/welsh-village-europes-longest-name-31723801), [[6]](https://www.purplebricks.co.uk/house-prices/llanfairpwllgwyngyll)
* Paragraph 5 – [[1]](https://www.walesonline.co.uk/news/wales-news/welsh-village-europes-longest-name-31723801), [[3]](https://housesforsaletorent.co.uk/houses/wales/sir-ynys-mon-isle-of-anglesey/llanfairpwllgwyngyll.html), [[7]](https://www.propertysolvers.co.uk/homeowners-hub/uk-house-prices/LL61/)
* Paragraph 6 – [[1]](https://www.walesonline.co.uk/news/wales-news/welsh-village-europes-longest-name-31723801), [[4]](https://www.varbes.com/house-values-sold-prices/by-area/isle-of-anglesey/llanfairpwllgwyngyll)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.walesonline.co.uk/news/wales-news/welsh-village-europes-longest-name-31723801> - Please view link - unable to able to access data
2. <https://www.rightmove.co.uk/house-prices/llanfairpwllgwyngyll.html> - This page provides detailed information on house prices in Llanfairpwllgwyngyll, including average prices, property types, and recent sales data. It highlights that detached properties have an average price of £305,024, semi-detached properties £225,842, and terraced properties £203,625. The overall average house price in the area is £259,036, reflecting a 3% decrease from the previous year and a 2% increase from the 2021 peak of £253,305.
3. <https://housesforsaletorent.co.uk/houses/wales/sir-ynys-mon-isle-of-anglesey/llanfairpwllgwyngyll.html> - This resource offers comprehensive property listings and historical price data for Llanfairpwllgwyngyll. It details annual average sold property prices, noting a 14% increase in 2024 to £277,481, following a 13% decrease in 2023. The data also shows a 9% increase in 2022 and a 10% increase in 2021, indicating a fluctuating but generally upward trend in property prices over recent years.
4. <https://www.varbes.com/house-values-sold-prices/by-area/isle-of-anglesey/llanfairpwllgwyngyll> - This analysis provides insights into house values in Llanfairpwllgwyngyll, reporting an average property value of £287,000 as of November 2024, with a 2.9% increase over the past year and a 60.3% increase over the past decade. The report also highlights that the most expensive area is Llanfairpwllgwyngyll itself, while Newborough is the most affordable.
5. <https://www.bricksandlogic.co.uk/place/street/llanfairpwllgwyngyll-ll61> - This page offers a comprehensive guide to Llanfairpwllgwyngyll, detailing property prices and trends. It notes that the last sale on the street was on 15 January 2024 for £175,000, with the market in the area having increased by 7.3% since then. The page also provides information on recent sales and the number of residential addresses in the area.
6. <https://www.purplebricks.co.uk/house-prices/llanfairpwllgwyngyll> - This resource provides recent property sales data in Llanfairpwllgwyngyll, including details of properties sold in 2024. For example, a flat at 13 Llys Marcwis, Ffordd Caergybi, sold for £128,000 in August 2024. The page also offers information on property types, sale dates, and prices, reflecting the area's property market activity.
7. <https://www.propertysolvers.co.uk/homeowners-hub/uk-house-prices/LL61/> - This analysis presents data on house prices in the LL61 postcode area, which includes Llanfairpwllgwyngyll. It reports an average house price of £198,250, with a 35.27% increase over the last five years and a 5.01% increase over the last 12 months. The report also provides insights into property sales trends and market activity in the area.