



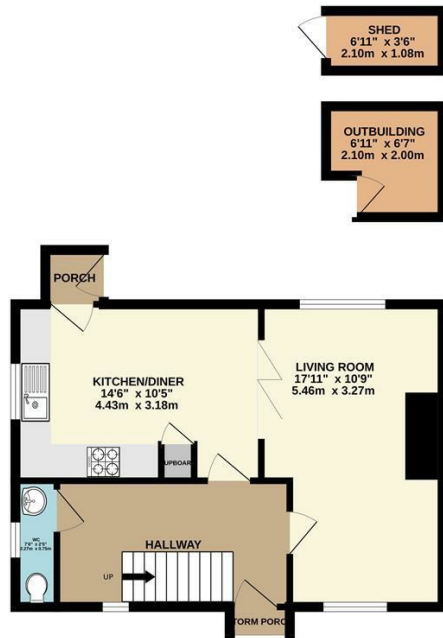
**Rhos Y Gad,
Llanfairpwllgwyngyll
3 Bed
House**

**Asking Price
£265,000**



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GROUND FLOOR
525 sq.ft. (48.7 sq.m.) approx.



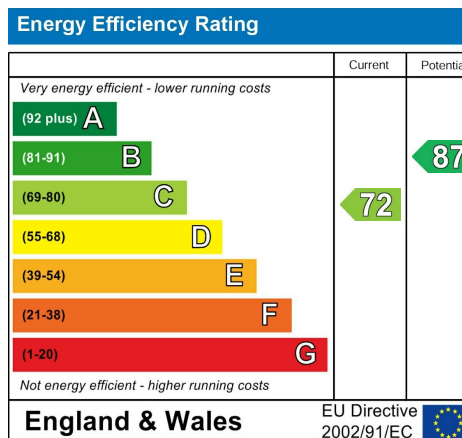
1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 977 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Modern 3 bedroom semi-detached home suited to family living
- Bright living room perfect for everyday relaxation
- Bifolding doors, joining living area with kitchen
- Located within a popular and well-regarded village community
- Spacious rear garden with outbuilding and shed for storage
- Rear garden decked seating area
- EPC Rating - C



This welcoming semi-detached home is ideal for family life, offering bright, comfortable spaces that have been carefully updated to feel both modern and lived-in. Inside, the layout includes three good-sized bedrooms, a family bathroom, and a cosy living room, a great spot to unwind at the end of the day. The living room benefits from bifold doors, opening up the kitchen/diner, to create a spacious open plan area, well suited to family get togethers.

Located in a well-established and popular area of Llanfairpwll, the property benefits from a friendly village setting with convenient access to local shops, schools, and everyday amenities.

Outside, the home really comes into its own for families. A generous driveway provides off-road parking for several vehicles, while the front and rear gardens are mainly laid to lawn, creating safe, open spaces for children to play. A decked terrace offers the perfect place for outdoor meals or relaxed get-togethers, and two handy outbuildings provide useful storage for bikes, garden tools, or outdoor toys.

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