



JONES PECKOVER

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76 Stad Ty Croes, Llanfair Pwllgwyngyll, LL61 5JR

An excellent opportunity for a first time buyer or investor to purchase this two bedroomed semi-detached house, which is situated within close distance of the centre of the village of Llanfairpwllgwyngyll and within a drive of less than one mile of the A55 Expressway. The property offers on the ground floor level a porch area, living room and kitchen. On the first floor level there are two bedrooms, storage area and a bathroom.

MAIN FEATURES

- Two Bed Semi- Detached
- UPVC Double Glazing
- Convenient Location
- Living Room & Kitchen
- Garage
- In Need of Modernisation

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LOCATION

The property is situated almost in the centre of the village of Llanfairpwllgwyngyll and within easy walking distance of numerous amenities, which includes a primary school, supermarket, convenience stores, pubs, post office, dental surgery, doctor's surgery and a fuel station. It is approximately 5 miles from the city of Bangor, 21 miles from the town of Holyhead, 24 miles from the town of Llandudno and 63 miles from the city of Chester.

ACCOMMODATION

The property consists of the following accommodation:

Ground Floor Level

Porch Area - 1.50m x 1.22m (4'9" x 4')

Tiled floor covering.

Living Room - 4.41m x 3.61m (14'4" x 11'8")

Carpeted floor covering and an electric fireplace.

Kitchen - 3.61m x 2.12m (11'8" x 6'9")

Base and wall kitchen units, electric cooker, washer/dryer, stainless steel sink drainer unit and storage area.

First Floor Level

Landing

Access to the roof space.

Bedroom 1 - 3.31m x 2.69m (10'8" x 8'8")

Carpeted floor covering.

Storage Area - 1.12m x 0.88m (3'6" x 2'8")

Bedroom 2 - 3.27m x 1.77m (10'7" x 5'8")

Carpeted floor covering.

Bathroom - 1.76m x 1.62m (5'7" x 5'3")

Carpeted floor covering, WC, wash hand basin and bath.

SERVICES

We have been informed that the property benefits from mains water and mains electricity.

Ofcom checker suggests Broadband/Fibre is available, and outdoor mobile coverage is likely.

Heating

Electric fireplace.

Council Tax

Council Tax Band: B

DIRECTIONS

Travelling from our office at Four Crosses near Menai Bridge in the direction of Llanfairpwllgwyngyll, travel over the A55 Expressway flyover and continue until you reach the road signposted Lon Pant. Turn right onto Lon Pant. Then take the left hand turning for Cil y Graig before travelling a short distance when then the property will be identified on the right hand side immediately by the sign with Cil y Graig and Stad Ty Croes stated on it. For parking please drive to the rear of the property and park in front of the single garage associated to it (image on the front cover).

VIEWING

Viewing by appointment only. To arrange a viewing, please telephone our Menai Bridge Office on 01248 362524 or e-mail: heulwen@jonespeckover.com

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

MONEY LAUNDERING (D)


The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or



lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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