



8 Penlon Menai Bridge LL59 5LW  
Freehold Detached Dormer Bungalow  
NEW PRICE -£290,000

- Detached Dormer Style Bungalow Situated On Popular Residential Estate
- 2/4 Bedrooms /1Bathroom/1 Reception
- Integral Garage, Off Road Parking
- Property Requires Modernisation
- Sought After Position On Edge Of Popular Residential Estate & Ideal For A55, Schools, Local Amenities
- Well Maintained Gardens With Patio Area
- Views Overlooking Town And Beyond to Snowdonia Mountain Range
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

## Property Summary

A Detached Dormer Style Bungalow Situated In A Most Sought-After Location On A Popular Residential Estate With Super Views Overlooking The Town & Telford Bridge, Along With Equally Stunning Views Of The Snowdonia Mountains In The Distance. The Property Has Fairly Low Maintenance Established Gardens Together With Driveway & Integral Garage & Also Benefits From Having No Onward Chain With Modernisation Required Throughout. The Property Is Very Convenient For The A55 Expressway & Is Only A Short Walk To A Nearby Convenience Store Whilst The Town Centre Is Around 10-12 Minutes' Walk Boasting a Waitrose Store, Public Houses, Several Fine Restaurants & Boutique Shops.

The accommodation benefits from gas fired central heating and double glazing briefly comprises entrance hallway with stairs to first floor, spacious lounge/diner with two Upvc double glazed windows to front aspect, fireplace with coal effect gas fire, kitchen with base and wall storage cupboards, built in double oven and larder tower, gas hob with canopy style extractor over, space for free standing fridge, wine rack, complementary tiled flooring and splashbacks, window to rear aspect overlooking the gardens along with distant mountain views, door to covered linked passageway with doors to both front and rear gardens and linked door through to the garage. Continuing off the entrance hallway are doors off into bedroom 1 with window overlooking rear patio garden along with distant mountain views, bedroom 2 with window to side aspect and completing the ground floor accommodation is the bathroom suite in white including panelled bath, low flush wc, pedestal wash hand basin and complementary wall and floor tiling.

The first floor briefly comprises landing with several useful built in storage cupboards (scope to convert into shower room) loft access, attic bedroom 3 with window to rear aspect boasting super panoramic views overlooking the town & Telford bridge, along with equally stunning views of the Snowdonia mountains in the distance and completing the accommodation attic bedroom 4 with window to front aspect.

### Externally

To the front of the property is a patio garden area with a well-established hedge providing a high degree of privacy. A driveway at the front and side of the house provides off road parking for 2/3 vehicles and leads to an integral single garage. To the side of the property is a paved patio/drying area leading to the rear of the property with a good-sized patio style garden with established beds and shrubs, small lawned and seating areas with timber fence boundary.

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## Location

The Property Is Very Convenient For The A55 Expressway, Primary & Secondary Schools, Town Centre & Is Around 10 Minutes' Walk Boasting a Waitrose Store, Public Houses, Several Fine Restaurants Boutique Shops. Viewing Of This Detached Dormer Style Bungalow Is Advised Both Internally & Externally.

Council Tax Band D

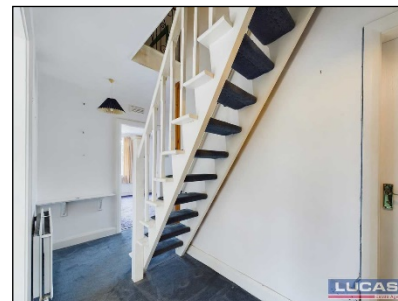
## Exact Location

what3words ///revision.cooked.evenly

AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

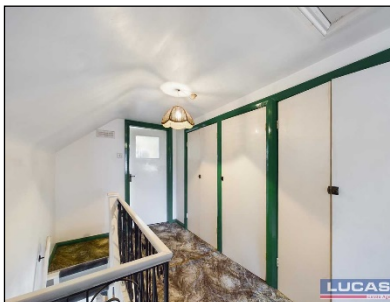
## Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd



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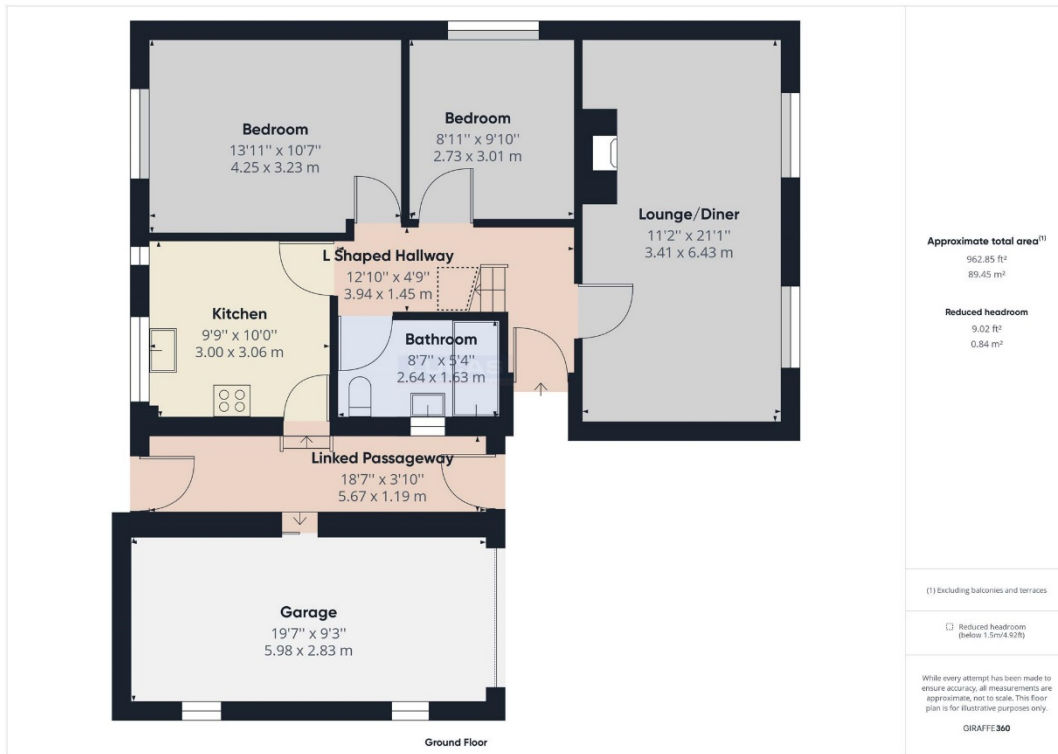




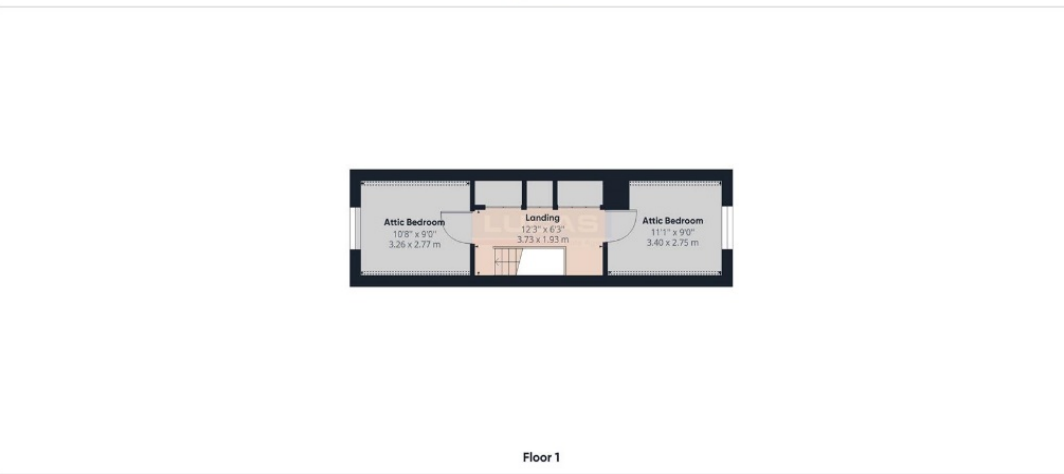
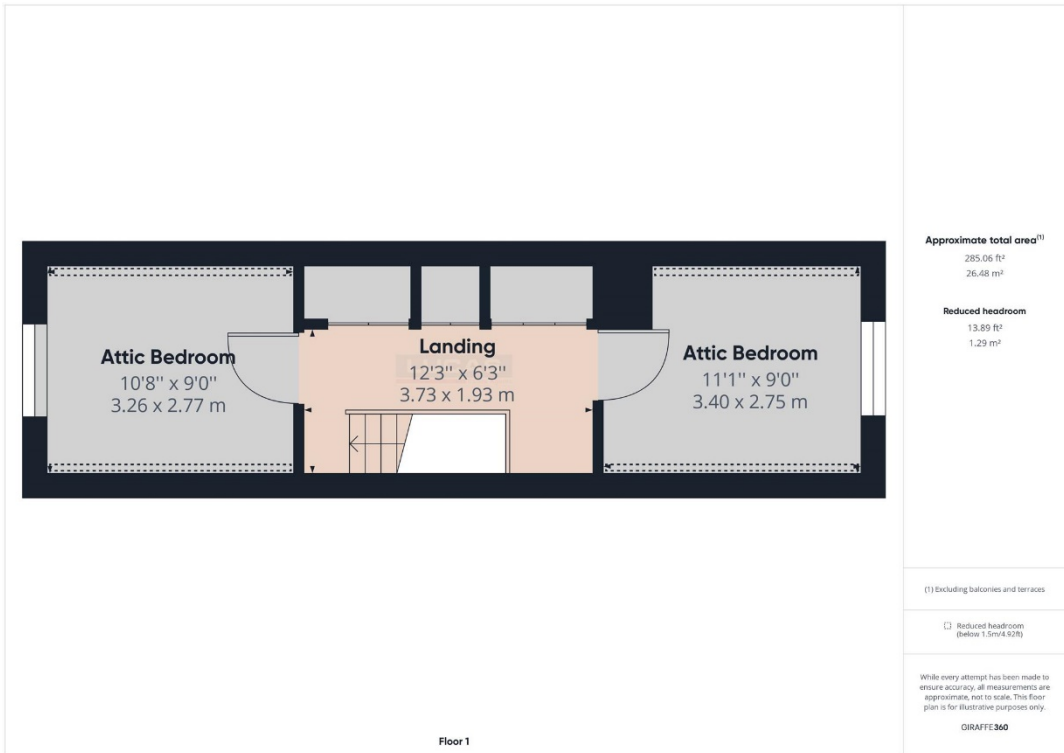
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EPC Link Below

<https://find-energy-certificate.service.gov.uk/energy-certificate/0101-2069-5030-2027-4055>



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