



34 Cil Y Graig Llanfairpwll LL61 5NZ
Freehold Detached Bungalow
£369,950

- Superbly Presented Extended Detached Bungalow In Very Sought-After Location In The Upper Part Of The Village
- 3 Bedrooms/2 Bathrooms/2 Receptions
- Contemporary Finish Throughout to A High Standard
- Tarmacadam Drive With Ample Off-Road Parking for Several Vehicles Together Will Pull In Area At Front
- Lovely Landscaped Gardens To Both Front And Rear With Patio Areas
- Easy Walking To Renowned Local Primary School & Short Drive/Bus To Secondary School In Menai Bridge
- A55 Expressway A Few Minutes' Drive Away
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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Property Summary

A Superbly Presented & Spacious Fully Modernised Detached Bungalow Located In The Popular Village Of Llanfairpwll With Ample Off-Road Parking For Several Vehicles Along With A Detached Garage. The Bungalow Is Set Within Beautifully Landscaped Gardens To Both The Front & Rear And Is Quite Sheltered Making It A Great Sun Trap To Enjoy The Morning And Afternoon Sunshine. There Are Patio Seating Areas To The Rear, Along With Mature Lawned Gardens & Shrubs With The Rear Gardens Making A Wonderful Spot For Dining, Relaxing And Entertaining In.

The Property Over Recent Years, Has Undergone A Full Programme Of Works Throughout Including A Contemporary Styled Fitted Kitchen New Utility Room, New En Suite Shower Room, New Bathroom, New Electrics, New Roof Tiles, New Floor Coverings, Newly Flagged Patios To The Rear & Has Been Re Decorated Throughout. Viewing Both Internally & Externally Is Highly Recommended. The Bungalow Is Well Placed Within The Upper Part Of The Village And Is Very Convenient For Local Schooling Together With All Other Amenities And Is Within Easy Access Of The A55 Expressway & 4 miles from the University City of Bangor & Ysbyty Gwynedd Hospital. Viewing Is Highly Recommended....

The accommodation which benefits from gas central heating and double glazing briefly comprises external porch with door leading into a spacious entrance hallway with recessed lighting, low maintenance flooring, access to loft space, built in linen cupboard, doors leading off into lounge with attractive fireplace and surround with inset gas fire, low maintenance flooring, window to side aspect, coved ceiling, French doors leading into the open plan L shaped dining/kitchen area with the dining area benefitting from low maintenance flooring, coved ceiling, French doors leading out onto the balcony/patio area. Continuing through into the kitchen area briefly comprises a contemporary fitted kitchen with a range of base and wall storage cupboards, integrated dishwasher, extra wide gas hob with glass chimney style extractor over together with stainless steel splash back, integrated double oven and fridge/freezer, complementary work surfaces with up stand, recessed lighting, windows to both front and side aspects, low maintenance flooring, door through back into the entrance hall with door leading off into the utility/laundry room with space and plumbing for washer, tiled flooring and a Velux roof light.

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Continuing off the inner hallway are further doors leading off into main bedroom en suite with low maintenance flooring, coved ceiling window to rear aspect overlooking garden, door through into an en suite shower room briefly comprising a contemporary fitted suite including a walk in shower with mains shower with complementary tiled walls, pedestal ash hand basin, low flush Wc, heated towel rail complementary tiled walls and flooring and frosted window, bedroom 2 with coved ceiling and window to rear aspect overlooking gardens, bedroom 3/office with coved ceiling, ripple built in storage cupboards and window to side aspect. Completing the internal accommodation is the main bathroom suite briefly comprising p shaped bath with mains shower and glass screen, pedestal wash hand basin, low flush Wc, complementary tiled walls and flooring, chrome towel rail recessed lighting and frosted window.

Externally

To the front is a tarmac driveway with ample parking for several vehicles leading to a detached garage. In addition, the front offers a hardstanding area with space for a small caravan or trailer with steps leading up to a flagged terrace balcony area with French doors into the kitchen. A landscaped garden to the Front includes a neat lawned area with low maintenance borders and stone boundary wall. To the rear of the bungalow is a flagged patio area with a raised lawned area & steps up to an additional patio seating area backing onto a rockery that makes a great sun trap.

LOCATION

Llanfairpwll is situated on the historical A5 route which runs from London to Holyhead and is positioned close to the Menai Strait and the two historical bridges. With the A55 expressway near-by, this allows easy travel to the university city of Bangor on the mainland. Llanfairpwll boasts a good range of amenities which include a supermarket, several local shops and businesses, 2 pubs/restaurants, a post office, petrol station, dental surgery, doctors' surgery, train station and primary school whilst a secondary school lies less than 2 miles away in the town of Menai Bridge.

Council Tax Band E

Exact Location

[what3words ///candidate.leathers.waltzes](https://what3words.com/candidate.leathers.waltzes)

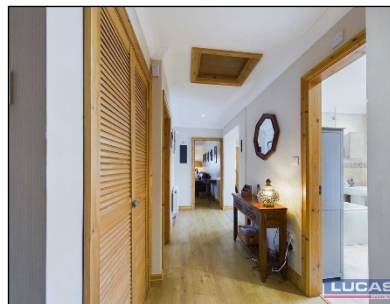
<https://what3words.com/ways-to-use>

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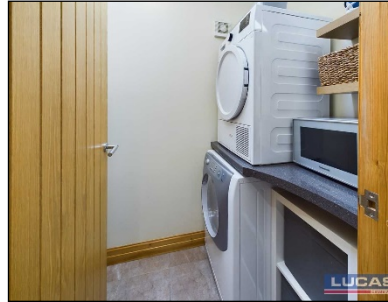
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

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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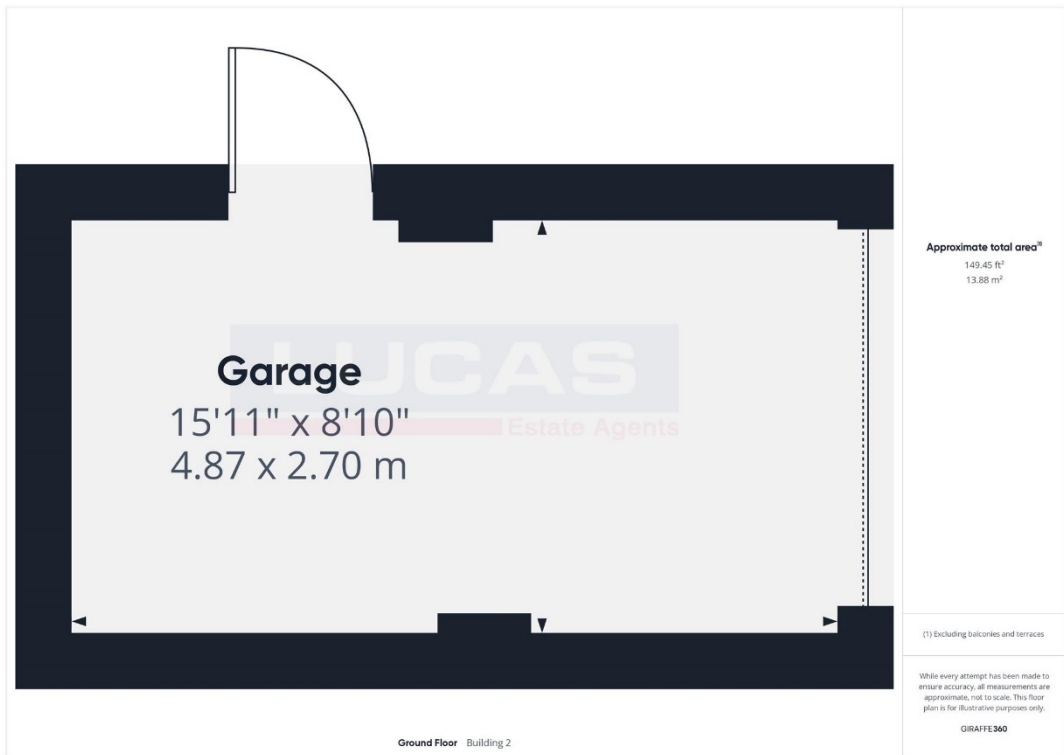
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

<https://find-energy-certificate.service.gov.uk/energy-certificate/8398-6223-4580-1740-7972>



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