



Cynlas, 7 Stad Foel Graig Llanfairpwll LL61 5RZ
Freehold Detached
£485,000

- Superbly Appointed & Very Spacious Extended Detached Family Home Located At End Of Quiet Cul De Sac
- 4/5 Bedrooms/3 Bathrooms/1/2 Receptions
- Ample Off-Road Parking For Several Vehicles, Together With Beautifully Landscaped Gardens
- Balcony Terrace Off The Main Bedroom With Far Reaching Views Over The Village & To The Front Are Lovely Views Of The Marquis Column Along With Distant Mountain Views.
- Ideally Placed Within The Upper Part Of The Village And Is Very Convenient For Local Schooling Together With All Other Amenities
- Very Impressive Accommodation With The New Layout Offering Several Options That Allows For Extended Family If Required
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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Property Summary

A Superbly Presented Spacious & Fully Modernised Extended Detached Family Sized House Located In The Popular Village Of Llanfairpwll With Ample Off-Road Parking For Several Vehicles, Together With Beautifully Landscaped Gardens To The Side & Rear. The Property Over Recent Years Has Been Thoughtfully Extended And Upgraded Throughout To Provide Very Impressive Accommodation With The New Layout Offering Several Options That Allows For Extended Family If Required. Also Benefits From A Balcony Terrace Off The Main Bedroom With Far Reaching Views Over The Village & To The Front Are Lovely Views Of The Marquis Column Along With Distant Mountain Views. The Property Is Ideally 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 front door into a spacious reception hallway with ceramic tiled flooring, stairs to half landing and first floor accommodation, built in understairs storage, useful cloaks storage cupboard, square opening into the inner hallway with ceramic tiled flooring, doors leading off into lounge with attractive fireplace with electric fire, low maintenance floor covering, windows to both front and side aspects, most spacious kitchen/diner briefly comprising ceramic tiled flooring, ample space for table and chairs, space for American style fridge/freezer, base and wall storage cupboards comprising several drawer pack store units, space for 1000cm range cooker with complementary dark glass splashback with matching glass chimney style extractor over, integrated dishwasher, complementary tiled walls, ceramic one and a half bowl sink with mixer tap and complementary work surfaces, French style doors leading out to the side and rear gardens along with patio entertaining area, two windows to rear aspect overlooking the rear garden, door off into the utility room briefly comprising ceramic tiled flooring, base and wall storage cupboards, stainless steel single bowl sink with complementary work surfaces, space for free standing washer and dryer, space for free standing freezer, Worcester gas central heating boiler, extractor fan, frosted double glazed door leading out to the rear garden.

Continuing off the main reception hallway is a door leading off into a spacious play/games room/office/bedroom 5 en suite wet room with low maintenance flooring, wall mounted glass display storage units, window to front aspect, two windows to side aspect, French style doors leading out to a flagged patio under the balcony terrace, door off into a spacious wet room with ceramic tiled flooring, complementary wall tiling, mains operated power shower with complementary decorative tiled splashback, low flush Wc, pedestal wash hand basin, vertical heated towel rail, extractor fan, frosted window to rear aspect.

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The first floor briefly comprises stairs from reception hallway with two half landings leading up to a very spacious landing area with low maintenance floor covering, space for pc workstation or small desk with a window boasting distant mountain views together with views toward the marquis column, door off into the spacious main bedroom en suite walk in dressing room and bathroom with low maintenance floor covering, window to front aspect boasting distant mountain views together with views toward the marquis column, window to side aspect, French style doors leading out onto the balcony terrace with space for a small table and chairs and offering stunning views over the garden and far reaching views over the village and beyond. A door then takes you through into a spacious and useful walk-in dressing room with low maintenance floor covering and door off into the en suite bathroom briefly comprising corner shower cubicle with electric shower, pedestal wash hand basin, low flush Wc, low maintenance flooring, complementary tiled wall, extractor fan, Velux roof light and chrome heated towel rail.

The main landing continues through to the inner landing with a built in airing cupboard and doors leading off into bedroom 2 with low maintenance flooring, window to side aspect and double doors through into a walk in wardrobe, bedroom 3 with low maintenance flooring, window to side aspect and window to rear aspect overlooking the gardens with far reaching views over the village and beyond, bedroom 4 with low maintenance flooring and window to front aspect boasting distant mountain views together with views toward the marquis column and completing the internal accommodation is the family bathroom briefly comprising low maintenance flooring, panelled bath with complementary tiled splash back, corner shower with main shower and complementary tiled splash back, low flush Wc and pedestal wash hand basin both with complementary tiled splash backs, heated towel rail, extractor fan and frosted window to rear aspect.

Externally

Recent tarmac driveway providing ample off-road parking for several vehicles with dual access to the rear of the property. At the side is a timber gate with secure panelling leading to the side and rear garden area with loose gravel and a flagged patio entertaining area. The beautifully landscaped rear garden is mainly laid to lawn with established shrubs and trees together with a large garden shed with panelled fencing bordering the boundary. Underneath the balcony terrace is a gravelled area that makes a great sun trap capturing the afternoon sun.

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.

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Agents Notes:

Lucas Estate Agents Has A Connection To The Seller

Council Tax Band E- £2413.62

EPC LINK BELOW

<https://find-energy-certificate.service.gov.uk/energy-certificate/3834-2626-6300-0745-8206>

Exact Location

what3words ///local.additives.person

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

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.

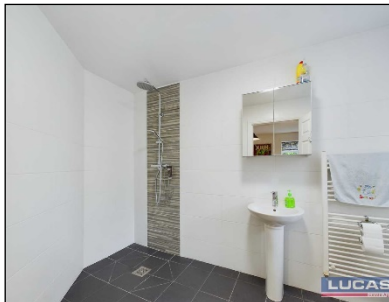
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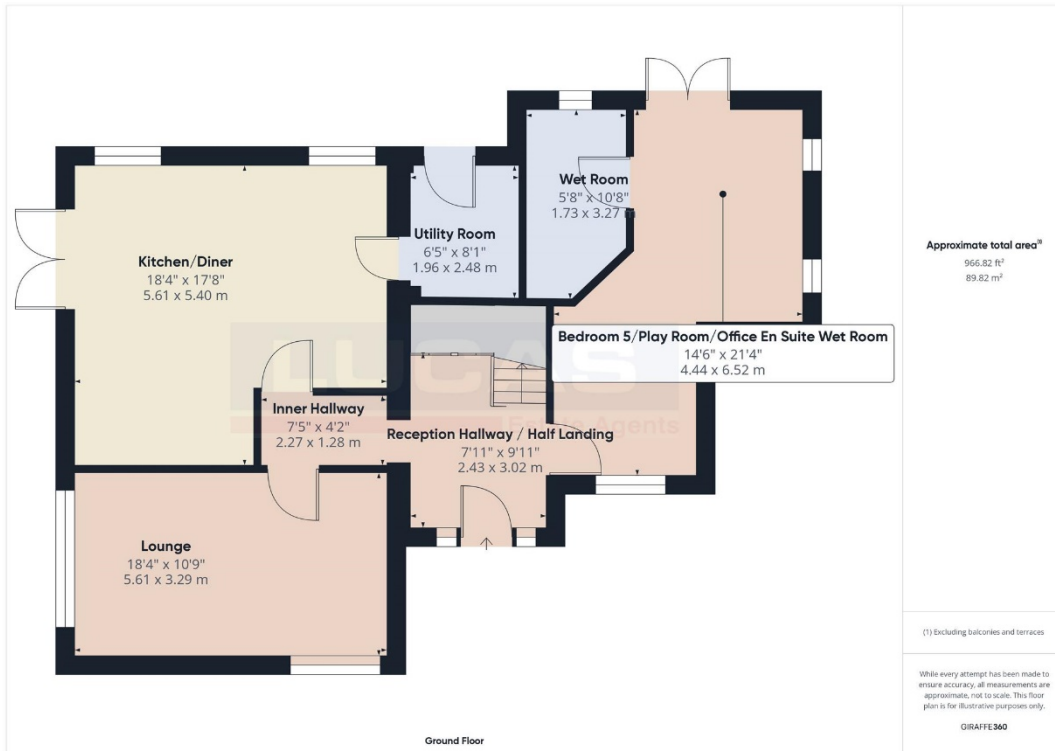
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