



66 Bro Llewellyn Llandegfan Menai Bridge LL59 5UP  
 Freehold Terraced  
 £179,500

- Very Well Appointed Modernised Mid Terrace House In Sought After Village Of Llandegfan
- 3 Bedrooms/1 Bathroom/1 Reception
- Added Benefit Of No Onward Chain
- Perfect For Convenience Store, Bus Stop & Primary School Together With Many Countryside Walks
- Low Maintenance Gardens & Useful Storage Buildings & Communal Parking At The Rear
- Walk Through Virtual Video
- Super Mountain Views From Upper Floor
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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## Property Summary

Located In the Centre Of The Popular Village Of Llandegfan Is This Very Well Presented 3 Bedroom Mid Terrace House Having Been Modernised Throughout With Low Maintenance Gardens Together With Useful Storage Buildings, The Property Also Benefits From New Central Heating Boiler (2019) Together With Having Had New Front & Rear Doors & New Windows Throughout(2019),Super Distant Mountain Views Front & Rear & Comes With The Benefit Of Having No Onward Chain. Ideally Placed For The Local Primary School & Within Easy Walking Of The Village Convenience Store & Bus Stop As Well As Being Convenient For Nearby Countryside Walks.

The accommodation which benefits from gas central heating and double glazing briefly comprises front door into entrance hallway with stairs to first floor, meter cupboard, understairs recess area, doors off into lounge/diner with modern remote operated electric fire, window to front aspect, kitchen with recessed lighting, base and wall storage cupboards with complementary work surfaces, low maintenance floor covering, chimney style extracor,complementary wall tiling, window to rear aspect and door to rear gardens and storage outbuildings,ground floor bedroom 1 with window to rear aspect overlooking the gardens.

The first floor briefly comprises landing with access to loft space, built in cupboard and doors leading off into bedroom 2 with built in double wardrobe storage space and window to front aspect boasting distant mountain views, bedroom 3 with window to rear aspect boasting distant mountain views and completing the internal accommodation is a contemporary bathroom suite briefly comprising P shaped bath with main shower and glass screen, vanity sink base unit with storage under, low flush Wc, chrome heated towel rail, complementary wall tiling, low maintenance floor covering, recessed lighting and two frosted windows to rear aspect.

Externally

Low maintenance to the front with low maintenance enclosed rear gravelled garden with timber fence panelling & two very useful storage outbuildings. A gate leads to a communal parking area at the rear.

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### Location

The Very Sought-After Location Is Very Convenient For The Popular Village Convenience Store & Bus Stop & Only A Very Short Walk To The Primary School Together With Being Just Under One Mile From The Sought-After Town Of Menai Bridge And Only A Short Drive To The General Hospital In Penrhosgarnedd And University City Centre Of Bangor. Bangor, Menai Bridge and Llanfairpwll Having Excellent Road And Rail Links, An Excellent Choice Of Schooling, Shopping, Supermarkets, Including A Waitrose In Menai Bridge. Llandegfan Is Conveniently Located For Both The Eryri (Snowdonia) Mountain Range And The Stunning Anglesey Coastline. We Would Anticipate Plenty Of Early Interest.

Council Tax Band B £1566.53 2024/2025

### Exact Location

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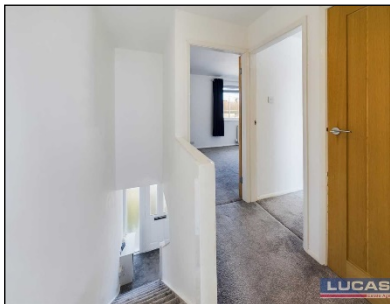
<https://what3words.com/ways-to-use>

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.

### 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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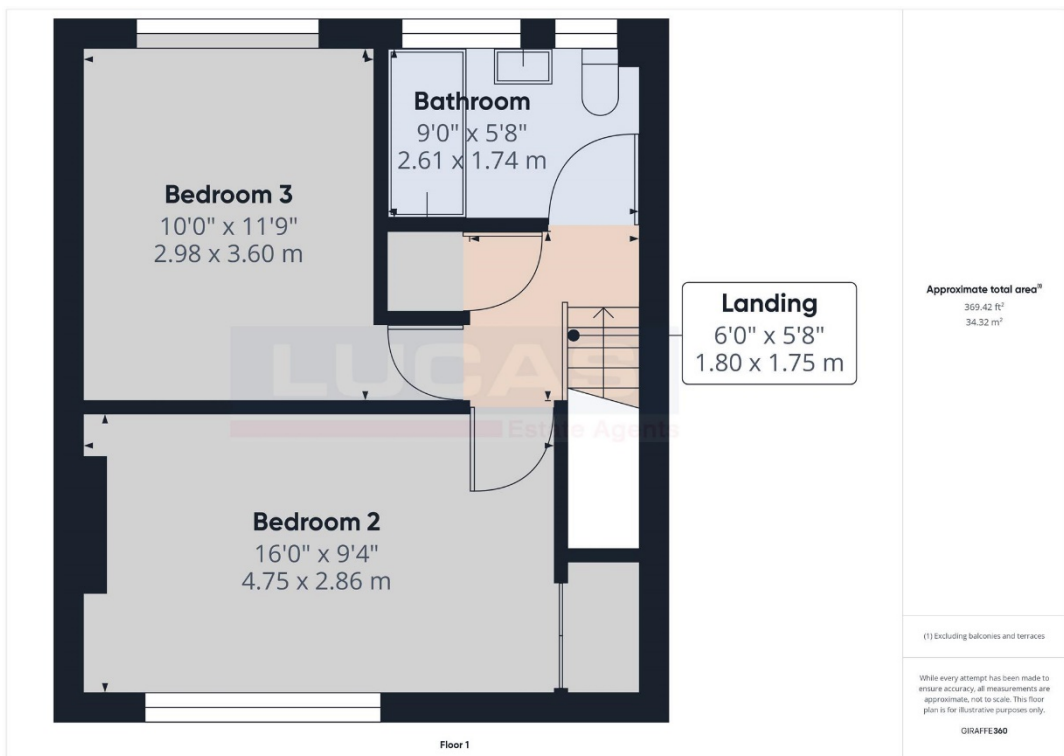


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		57	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

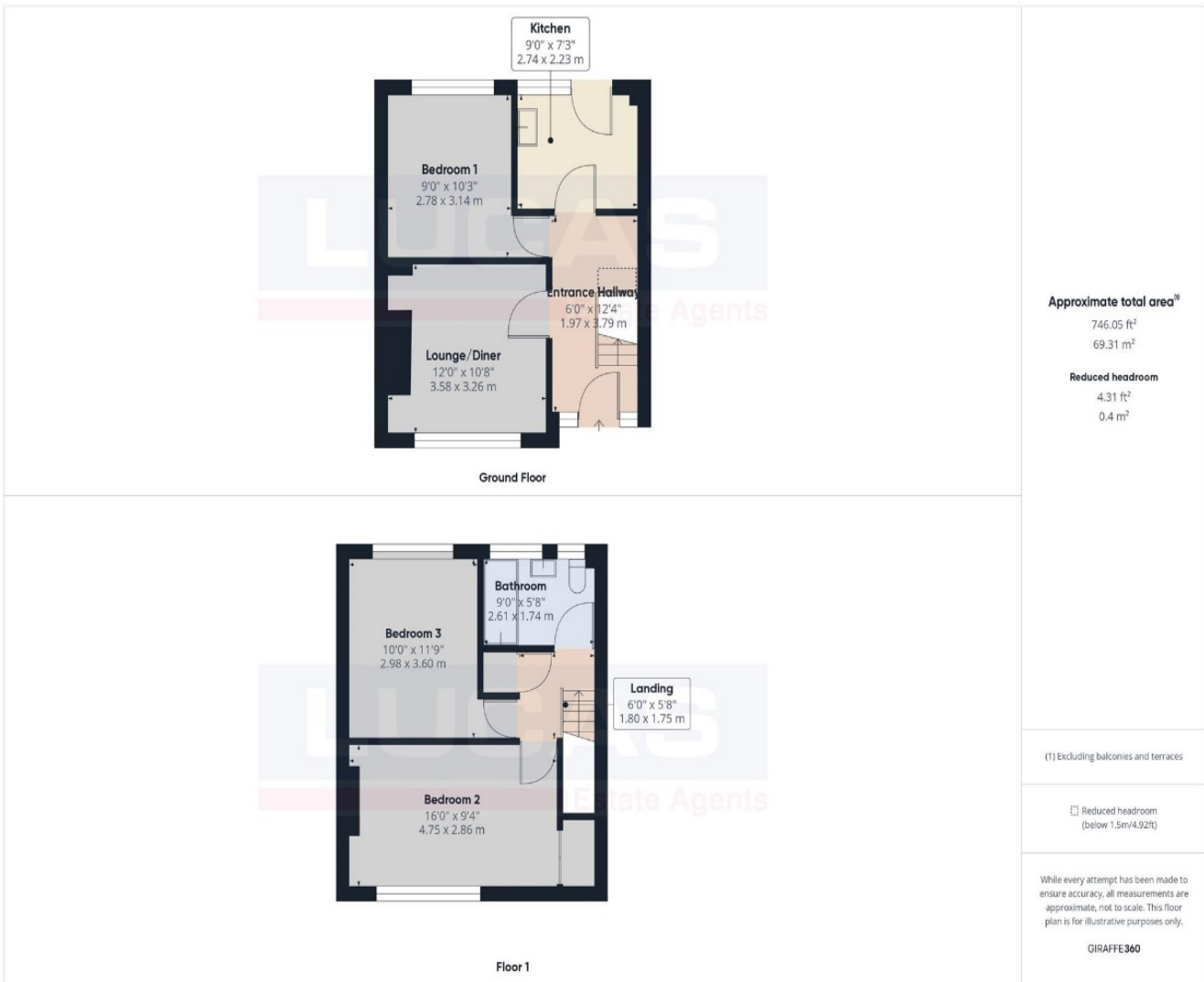
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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<https://find-energy-certificate.service.gov.uk/energy-certificate/9369-2810-7127-9898-7821>

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