



3 Carreg Y Gad Ffordd Penmynydd Llanfairpwll LL61 5QF
 Freehold Terraced
 £255,000

- Very Well Appointed & Spacious House, Well Placed In A Sought After Cul De Sac On This Popular Residential Estate
- 3 Bedrooms/1 Bathroom/2 Receptions
- Benefits From Very Low Maintenance Gardens With Summer House Together With Ample Off-Road Parking On The Drive To Front
- A Few Minutes Stroll To The Centre Of This Extremely Desirable And Family Orientated Village
- A55 Expressway Near-By, Allowing Easy Travel To The University City Of Bangor On The Mainland.
- Good Range Of Amenities Which Include A Supermarket, Several Local Shops And Businesses, 2 Pubs/Restaurants, A Post Office, Petrol Station, Dental Surgery,
- Train Station, Primary School And Secondary School Lie Less Than 2 Miles Away In The Town Of Menai Bridge.
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired Central Heating

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Property Summary

A Very Well Appointed & Spacious House, Well Placed In A Sought After Cul De Sac On This Popular Residential Estate Located Only A Few Minutes Stroll To The Centre Of This Extremely Desirable And Family Orientated Village. The Property Benefits From Very Low Maintenance Gardens Together With Ample Off-Road Parking On The Drive To Front. 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, Train Station And Primary School Whilst A Secondary School Lies Less Than 2 Miles Away In The Town Of Menai Bridge.

The accommodation which benefits from gas central heating with 'Hive controller and recent new boiler together with double glazing briefly comprises front door into a spacious entrance hallway with oak effect laminated flooring, coved ceiling, stairs to first floor and doors leading off into a spacious lounge/diner with oak effect laminated flooring, coved ceiling, living flame gas fire with timber surround, window to front aspect, space saving vertical radiator and French folding double doors through into a very light and airy conservatory with windows to three sides along with door leading out to the very low maintenance patio area and gardens. Continuing off the entrance hallway is a door into the breakfast kitchen briefly comprising a contemporary fitted kitchen in white with high gloss base and wall storage cupboards with complementary work surfaces, built under double oven with ceramic hob and glass chimney style extractor over, integrated fridge/freezer, space for free standing washer, complementary floor and wall tiling, coved ceilings, two windows to rear aspect and door leading out to the rear patio and gardens. A further door leads off into the laundry room with base cupboards and space for tumble dryer with doors leading off into a useful wall mounted wash hand basin and low flush Wc and a door off into the garage/storage room with up and over door onto the driveway.

The first floor comprises a landing with coved ceiling, two built in airing cupboards with one housing the central heating boiler, access to loft with Slingsby style ladder and doors leading off into bedroom 1 with coved ceiling .built in wardrobe and window to front aspect, bedroom 2 with coved ceiling .built in wardrobe and window to front aspect, bedroom 3 with coved ceiling, built in wardrobe and window to rear aspect overlooking the gardens and completing the accommodation is a contemporary family bathroom briefly comprising panelled bath, corner shower with mains operated shower, pedestal wash hand basin, low flush Wc, chrome heated towel rail, recessed lighting, complementary floor and wall tiling and frosted window to rear aspect.

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Externally

Tarmacadam driveway to front with ample off-road parking for three vehicles and to the rear is an enclosed very low maintenance rear garden briefly including a flagged patio and gravelled area with summer house with power with timber fence panelling bordering the boundary.

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, train station and primary school whilst a secondary school lies less than 2 miles away in the town of Menai Bridge.

Council Tax Band C £1755.36 2024/2025

Broad Band Speed 400mbps

Exact Location

what3words ///inhaled.dumplings.dignitary

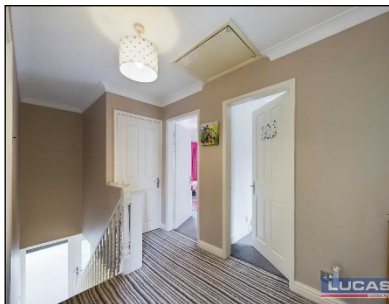
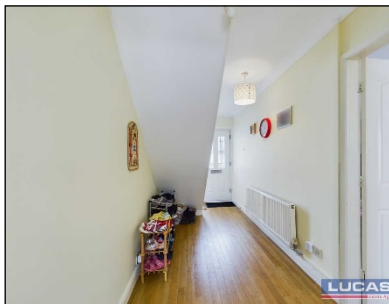
<https://what3words.com/ways-to-use>

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.

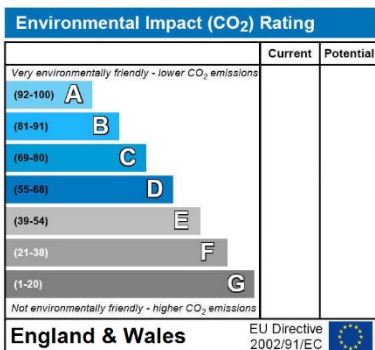
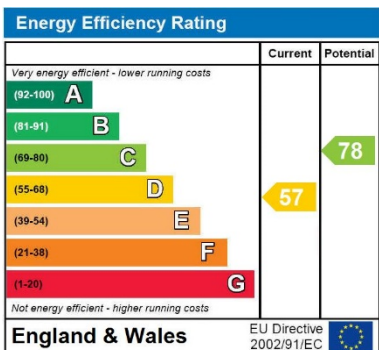
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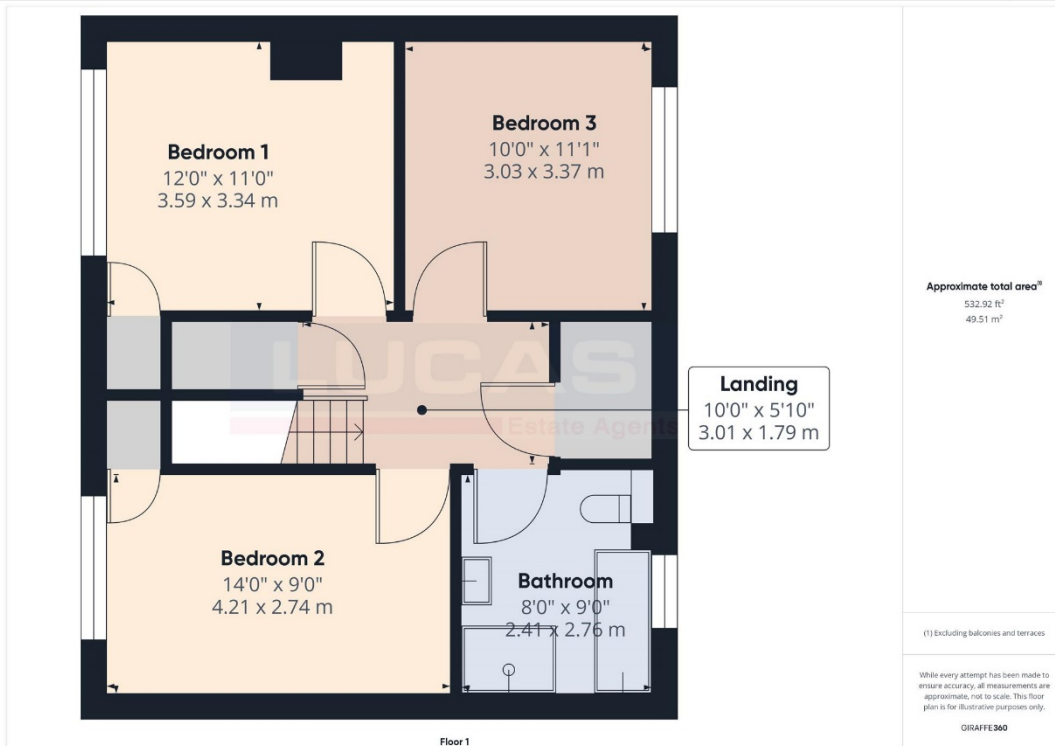


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<https://find-energy-certificate.service.gov.uk/energy-certificate/0455-2855-7299-9898-2111>

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