

Gwynfryn Llangaffo LL60 6LY
Freehold End Terrace
£219,500

- Very Spacious End Terrace House That Boasts Stunning Panoramic Views Of The Anglesey Countryside
- 3 Bedrooms/1 Bathroom/3 Receptions
- Absolutely Stunning Views Of Open Fields, Uninterrupted Views from Llandudno to the Llyn Peninsula, Eryri (Snowdonia) Mountains A
- Off Road Parking For Two Vehicles Along With Private Gardens & A Balcony Roof Terrace To Take In The Stunning Setting.
- Property Does Requires Some Work Being Undertaken & Comes With The Benefit Of Having No Onward Chain
- Ideal Project Opportunity With Potential To Re Model, Extend At The Rear, Knock Through Into Next Door To Provide A Larger Dwelling For Extended Family & Or Provide A Rental Income
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Oil 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

Gwynfryn is located On The Outskirts Of The Semi Rural Village Of Llangaffo Is The Very Spacious End Terrace House That Boasts Stunning Panoramic Views Of The Anglesey Countryside Together With Absolutely Stunning Views Of Open Fields, Uninterrupted Views from Llandudno to the Llyn Peninsula, Eryri (Snowdonia) Mountains And Beyond With Glimpses Of The Menai Strait In The Distance. The Property Also Benefits From Off Road Parking For Two Vehicles Along With Private Gardens & A Balcony Roof Terrace To Take In The Stunning Setting. The Property Does Requires Some Work Being Undertaken & Comes With The Benefit Of Having No Onward Chain. Gwynfryn Provides An Ideal Project Opportunity With Lots Of Potential To Re Model, Extend At The Rear Subject To The Usual Consents), Knock Through Into Next Door To Provide A Larger Dwelling For Extended Family & Or Provide A Rental Income

The Village Of Llangaffo Is Located Towards The Southern Tip Of The Isle Of Anglesey, Being Just 2 Miles From The Larger Village Of Newborough Boasting A Modern, Fully Equipped Primary School, A Convenience Store And Pub, Which Means Your On The Doorstep Of A Particularly Scenic Area Of Outstanding Natural Beauty. Access To The Main A55 Expressway Can Be Made Easily At Gaerwen,

The accommodation which benefits from oil fired central heating and double glazing briefly comprises front door into hall with doors leading off into the lounge with window to front aspect, fireplace, built in storage and a door through to the dining room, dining room with window to front aspect, wood flooring , opening into living room and door through to the kitchen with base and wall storage cupboards with complementary work surfaces, space for frees standing range cooker with glass chimney style extractor over, space for tall fridge, space for washer and dishwasher, vertical space saving radiator, window to side aspect, ceramic tiled flooring and recessed lighting. Continuing off the kitchen a door leads into the rear porch with stable style door to the side and rear gardens with a door back through into a spacious living room with built in storage cupboards. wood flooring and two windows to both side and rear aspects overlooking the gardens.

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.

The first floor briefly comprises landing with access to loft space and doors leading off into bedroom 1 with floor to ceiling window boasting absolutely stunning views of open fields, Eryri (Snowdonia) mountains and beyond and access to a loft space. A French door then take you out onto a spacious L shaped aspect boasting with galvanised railings and offering a stunning place to unwind and take in the panoramic views of the Anglesey countryside together with absolutely stunning views of open fields, Eryri (Snowdonia) mountains and beyond with glimpses of the Menai Strait in the distance ,bedroom 2 with window to front aspect boasting fabulous views over the open countryside, bedroom 3 with a bank of built-in wardrobes with bridging storage over and window to front aspect boasting fabulous views over the open countryside. Completing the accommodation is the bathroom briefly comprising a P shaped bath with main shower and glass screen, pedestal wash hand basin, low flush Wc, space saving heated towel rail, recessed lighting, complementary floor and wall tiling, wall heater and window to rear aspect.

Externally

Brick wall boundary to front with gate leading to entrance and to the side is a gate that takes you to the rear porch entrance with stone boundary wall and established shrubs. with a path taking you to the rear garden which is mainly laid to lawn with a gate leading out to the rear with off road parking for 2 vehicles and a stone potting shed.

Location

The property is situated on the B4421, a short distance from the A4080 coastal road that links to Llanddwyn Beach at Newborough which is an ideal location for visitors to make the most of the lovely coastal and forestry walks. Anglesey has a number of high-quality eateries in the area. The property offers countryside living with easy access to the A55/Llanfairpwll, local amenities, countryside and coast. The village of Llangaffo is located towards the southern tip of the Isle of Anglesey, being just 2 miles from the larger village of Newborough, which means you're on the doorstep of a particularly scenic Area of Outstanding Natural Beauty. Access to the main A55 expressway can be made easily at Gaerwen, making commuting straightforward to the port town of Holyhead, Llangefni and Bangor. The Isle of Anglesey offers fabulous scenery, wonderful sandy beaches and woodland with Anglesey's coastal path offering some 120 miles of coastline to enjoy. Within very close proximity of Newborough Warren/Forest, miles of sandy beaches, historic Llanddwyn Island and Malltraeth estuary (excellent for bird watching). There are also numerous nature trails and sites of historical interest nearby and plentiful tourist attractions, foremost being Anglesey Sea Zoo and Foel Farm Park.

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.

Council Tax Band D £1956.60

Exact Location

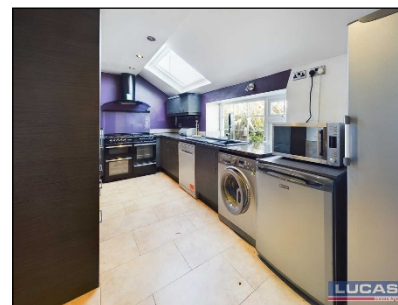
what3words ///aged.openly.action

<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

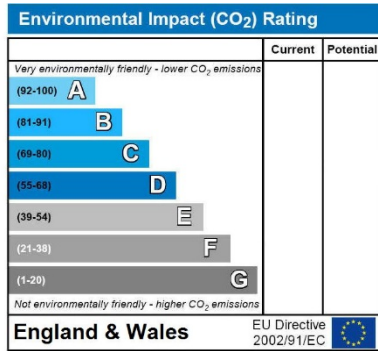
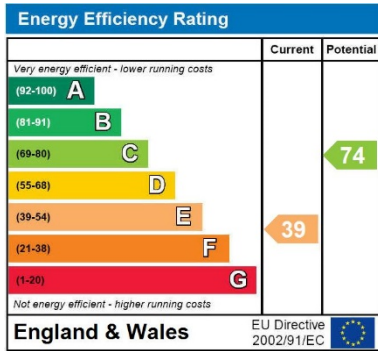
Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors 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



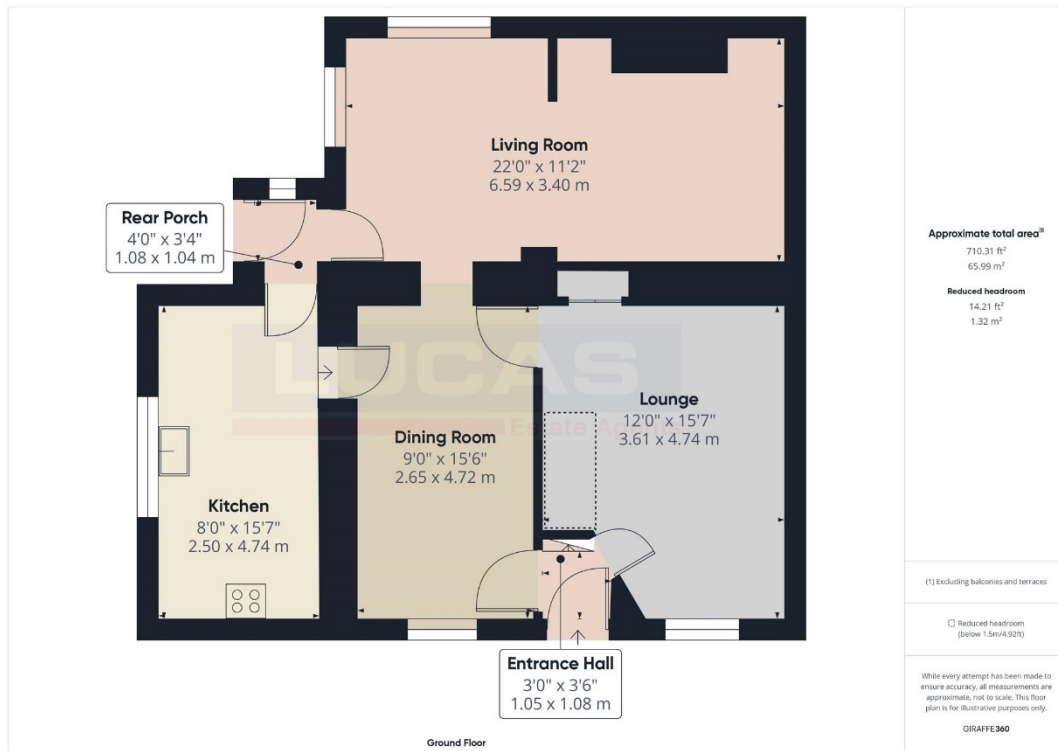
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.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



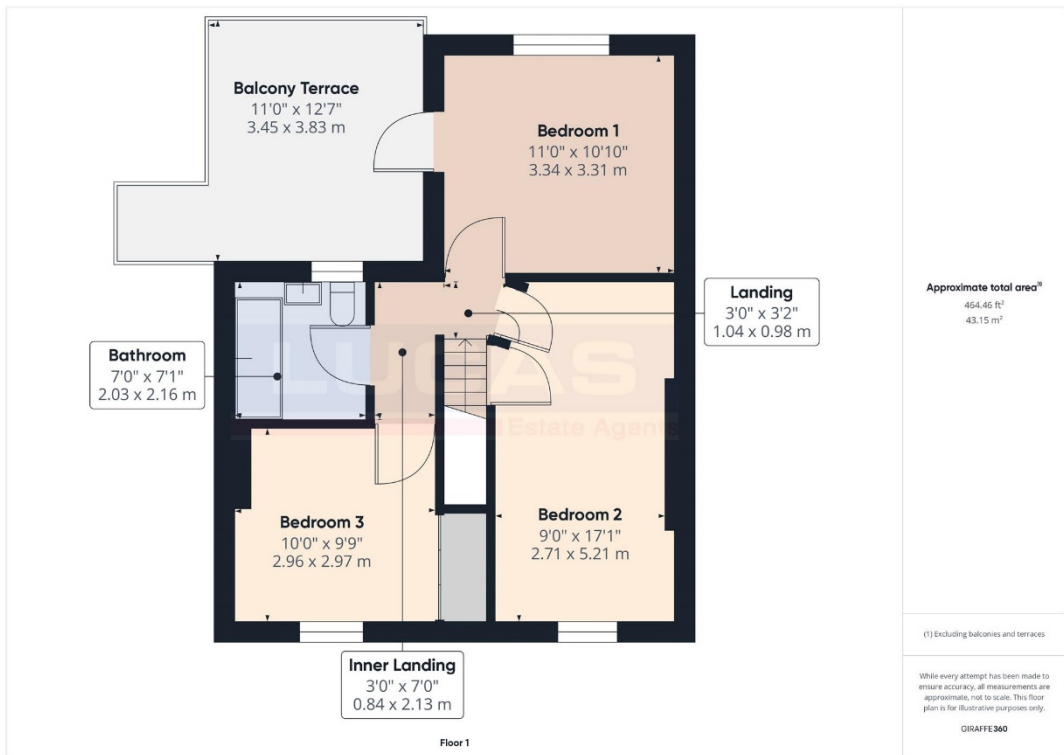
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.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



<https://find-energy-certificate.service.gov.uk/energy-certificate/7000-3942-0622-2491-3843>



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.



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.



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.