



Deepdale 12 Cil Y Graig Llanfairpwll LL61 5NZ  
Freehold Detached  
£325,000

- Most Spacious Detached Family Home Located In The Popular Village Of Llanfairpwll With Ample Off-Road Parking For Several Vehicles Along With A Detached Garage
- 4/5 Bedrooms/1 Bathrooms/3 Receptions
- Close to Local Amenities
- Chain Free
- EPC C
- Council Tax Band E £2413.62 2024/2025; Broadband-677 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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## Property Summary

A Most Spacious Detached Family Home Located In The Popular Village Of Llanfairpwll With Ample Off-Road Parking For Several Vehicles Along With A Detached Garage & External Storage Room/Utility. There Are Generous Mature Lawned Gardens & Shrubs To The Front Side & Rear. The House 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. The Property Comes With The Added Benefit Of Having No Onward Chain & Viewing Is Highly Recommended....

The accommodation which benefits from gas central heating and double glazing briefly comprises front door into entrance hallway with stairs to first floor with built under storage cupboard, door into a separate Wc with wall mounted wash basin, Wc with low level cistern, frosted window to front aspect, built in meter cupboard, further doors leading off into a spacious lounge with a wall mounted fan assisted fire with copper canopy over, windows to both front and side aspects, sliding door into a sun room with glazed windows to three sides, ceramic tiled flooring and French doors leading out to the rear garden. Continuing off the entrance hallway further doors lead off into the dining/sitting room with window to rear aspect and separate door into the lounge, breakfast kitchen with base and wall storage cupboards with complementary work surfaces, built in double oven, extra wide gas hob with glass chimney style extractor over, integrated washer (Note No Door), integrated fridge/freezer, one and half bowl sink with mixer tap, complementary tiled splash backs, window to rear aspect, low maintenance floor covering, wall mounted gas central heating boiler, door to rear porch with glazed door and steps leading down to the gardens and onward access to the garage and completing the ground floor accommodation is bedroom 5/office with window to front aspect.

The first floor briefly comprises landing with a built in airing cupboard, access to loft space and doors leading off into bedroom 1 with window to rear aspect with glimpses of the mountains, bedroom 2 with window to rear aspect with glimpses of the mountains, bedroom 3 with window to rear aspect with glimpses of the mountains, bedroom 4 with window to front aspect with window to front aspect and completing the accommodation is an L shaped bathroom briefly comprising a walk in bath, pedestal wash hand basin, Wc with low level cistern, frosted window to side aspect and complementary tiled walls.

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### Externally

Tarmacadam drive leading to a detached garage with up and over door together with window to rear aspect and separate side door access. A path leads to the front door with lawned gardens to either side, continuing to a generous lawned side garden area with mature hedges and stone wall bordering the boundary. A timber gate to the side of the garage takes you to the rear garden area with a useful storage/utility room with power and lighting together with generous lawned rear gardens with mature trees.

### 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.

### Agents Notes

The property is of standard construction under a tiled roof & also benefits from cavity wall & ample loft insulation.

Council Tax Band E £2413.62 2024/2025  
Broadband-677 Mbps

### Exact Location

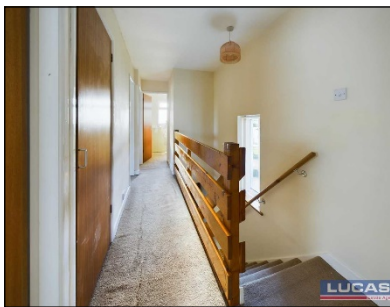
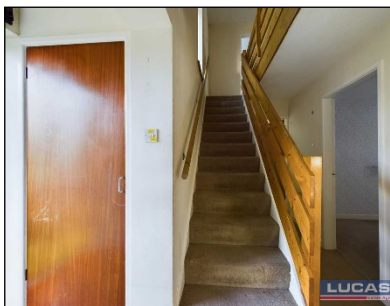
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<https://what3words.com/ways-to-use>

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.

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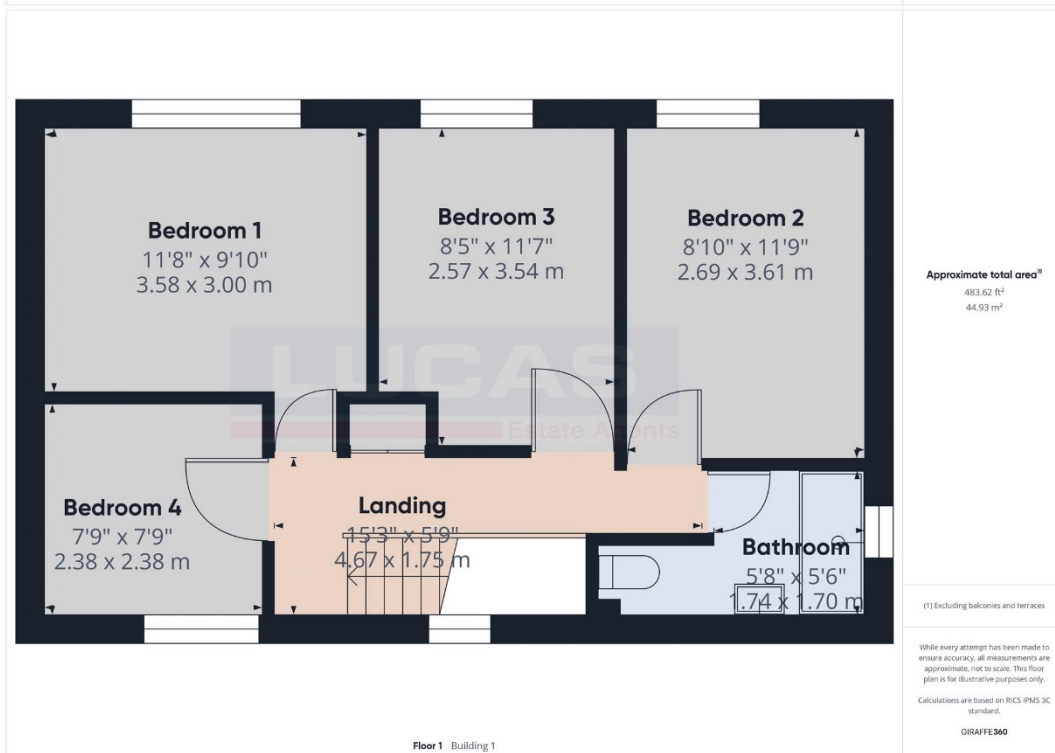
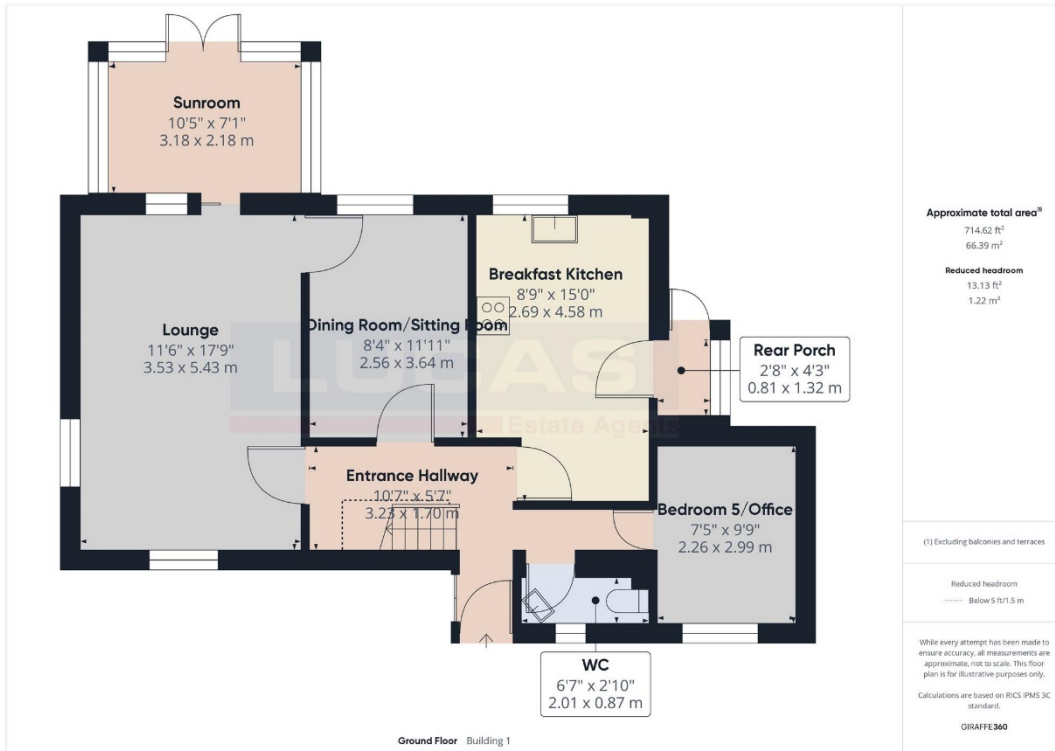


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive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

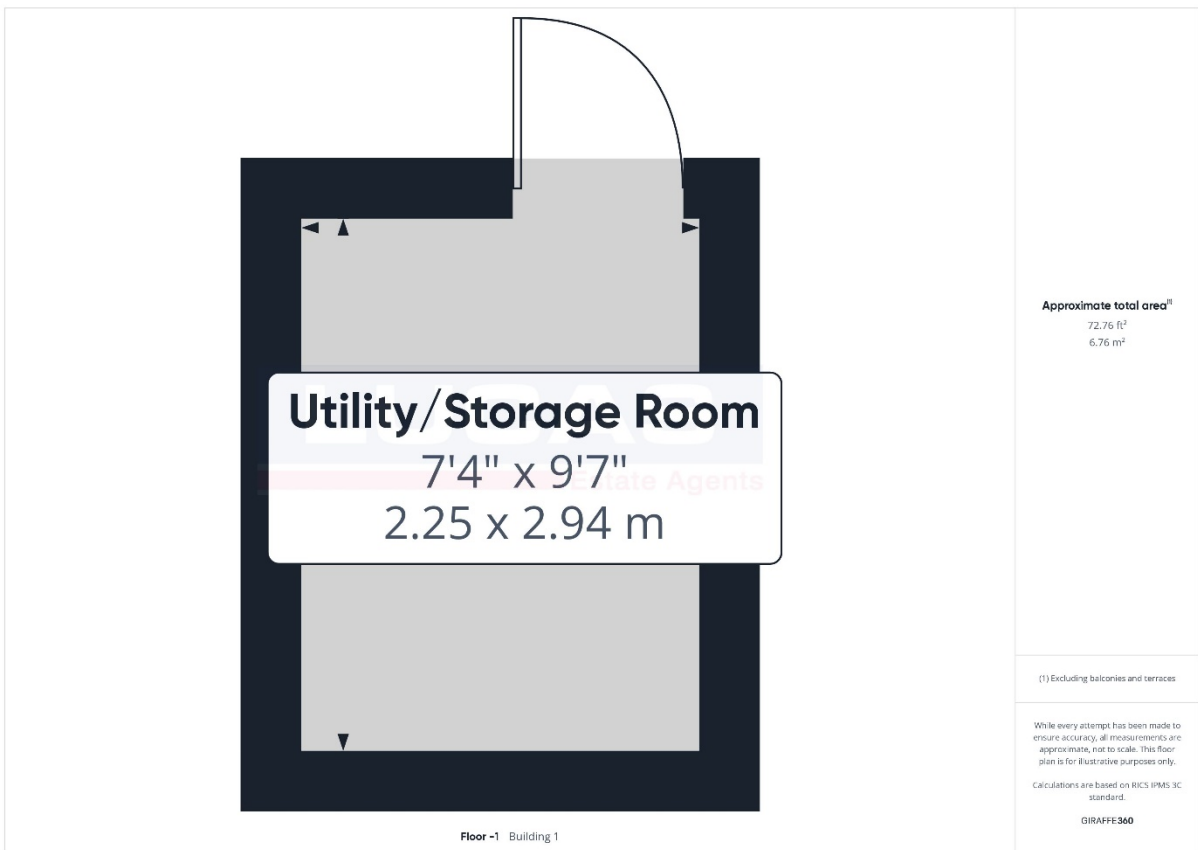
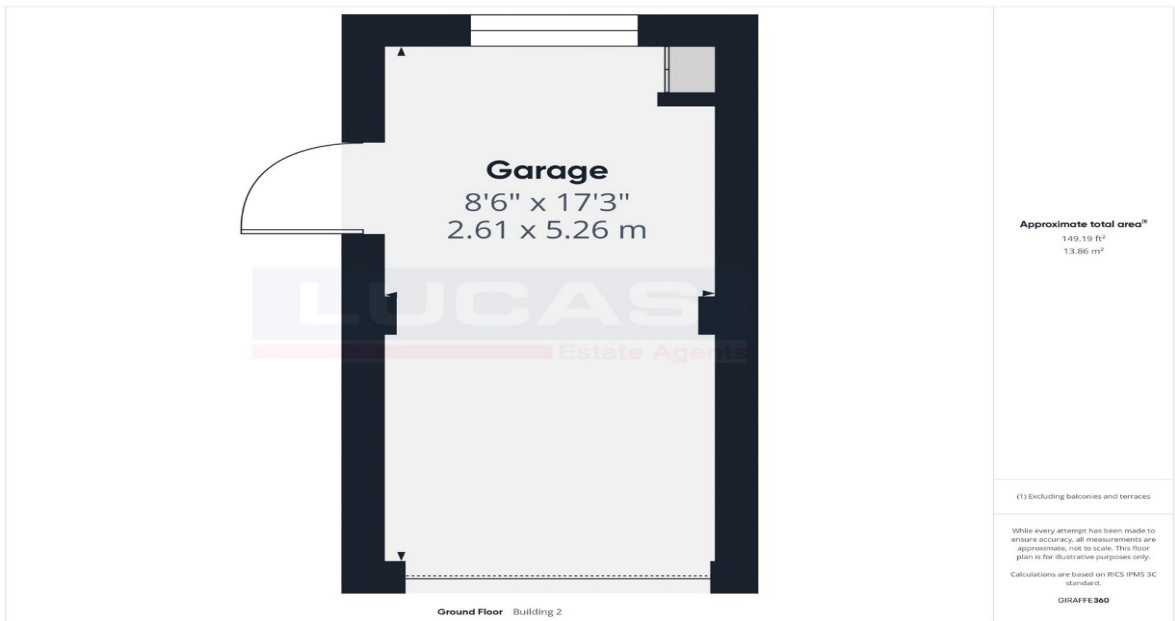
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2104-3027-2201-8844-6200>

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