



Pen-Y-Graig Llangristiolus, Bodorgan LL62 5PW
 Freehold Detached Bungalow
 OIRO £439,950

- A Most Spacious Detached Bungalow On Edge Of Popular Village
- Chain Free
- Option To Purchase Adjacent Paddock Of Approx 1 Acre
- Super Views Of Countryside To Both Front, Side & Rear & Distant Mountain Views
- Chain Free
- EPC C; Broadband Potential Up To 655Mbps
- Off Road Parking & Low Maintenance Gardens
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Air Source Central Heating & LPG Bottle Gas

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Property Summary

A Very Impressive & Spacious Detached Dormer Style Bungalow Set In Established Low Maintenance Gardens With Fagged Patio Areas, External Building/Storage Along With Off-Road Parking Together With Lovely Countryside & Distant Mountain Views. Adjacent To The Property Is A Paddock Amounting To Approximately 1 Acre Which Is Available Extra By Negotiation If Required.

The Property Occupies A Central Position Within The Popular Semi Rural Village Of Llangristiolus And Is Within Short Walking Distance Of The Local Primary School, Whilst Also Being On The Bus Route For The Secondary School In The Local Market Town Of Llangefni, And Conveniently Positioned Within Close Proximity To The A5 And A55 Expressway And Being Within 15 Minutes Driving time Of The University City Of Bangor. Also Benefitting From No Onward Chain

The accommodation which benefits from air source heating & LPG bottle gas along with double glazing briefly comprises front door into entrance vestibule with door through into an L shaped reception hallway with low maintenance flooring, stairs to first floor landing, coved ceiling, cloakroom and further doors leading off into lounge with gas fire set on marble hearth with stone surround and timber shelving, coved ceiling, window to front aspect with views over the countryside, dining room with fireplace and surround set on marble hearth, coved ceiling and window to front aspect with views over the countryside, separate door through into the breakfast kitchen briefly comprising base and wall storage cupboards in solid oak finish with complementary work surfaces, integrated double oven, induction hob with canopy style extractor over, semi integrated dishwasher, space for free standing washer, one and a half bowl sink with mixer tap, flyover with recessed lighting, tall larder storage with space for tall free standing fridge./freezer, peninsular unit with flyover and recessed lighting with space for bar stool seating, dresser unit with tall glass wall units and plat rack over, ceramic tiled flooring, complementary tiled splash backs, door to rear patio and gardens, windows to side rear aspects and door through into the reception hallway. Continuing off the reception hallway are further doors into ground floor bedroom 1 with a vanity sink base unit and window to rear aspect overlooking the garden, bathroom (newly installed suite) with window to rear aspect.

The first floor comprises landing with built in airing cupboard, access to loft space, built in storage cupboard and doors leading off into bedroom 2 en suite bathroom and walk in wardrobe with window to side aspect, window to front aspect with far reaching views over the Anglesey countryside, door through into a walk in wardrobe with light point, sliding door off into the en suite bathroom briefly comprising built in shower cubicle, low flush Wc, pedestal wash hand basin, low maintenance flooring, complementary tiled walls, window to rear aspect and separate door onto the landing bedroom 3 with pedestal wash hand basin,

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window to rear aspect boasting distant mountain views and window to side aspect with views over the Anglesey countryside and completing the accommodation is bedroom 4/office with window to front aspect with far reaching views over the Anglesey countryside.

Externally

Gravelled driveway to the front with ample off-road parking along with mature lawned area with trees and shrubs. A timber gate lead through into a covered storage area (suitable to convert into garage if required subject to usual consents). To the rear of the property is a low maintenance garden area with flagged patio with greenhouse with pergola through to a further patio to the rear of the kitchen with slate chippings and boundary walls to the rear boundary and neighbouring property.

Location

The property lies within short walking distance of the local primary school, whilst also being on the bus route for the secondary school in the local market town of Llangefni, and conveniently positioned within close proximity to the A5 and A55 expressway and being within 15 minutes driving time of the University City of Bangor, Gwynedd Hospital and 20 minutes to the Ferry Port and railway station at Holyhead.

Agents Notes

A paddock of approximately 1 acre adjacent to the property is available extra by negotiation. Also note that the owners will be building a boundary wall to both the front and rear of the property to the right-hand gable end. The property is of standard construction under a slate roof.

Council Tax Band D £1934.37 2024/2025

Broadband-Potential Up To 655Mbps

Exact Location

what3words ///diets.premises.turntable

<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.

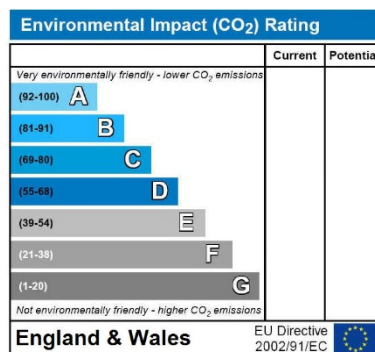
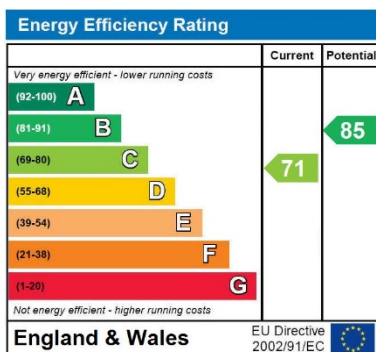
Note to Customers

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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<https://find-energy-certificate.service.gov.uk/energy-certificate/2468-5000-0209-9362-5200>

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Ground Floor



Floor 1

Approximate total area[®]

1970.76 ft²
183.09 m²

Reduced headroom

32.94 ft²
3.06 m²

(1) Excluding balconies and terraces

Reduced headroom

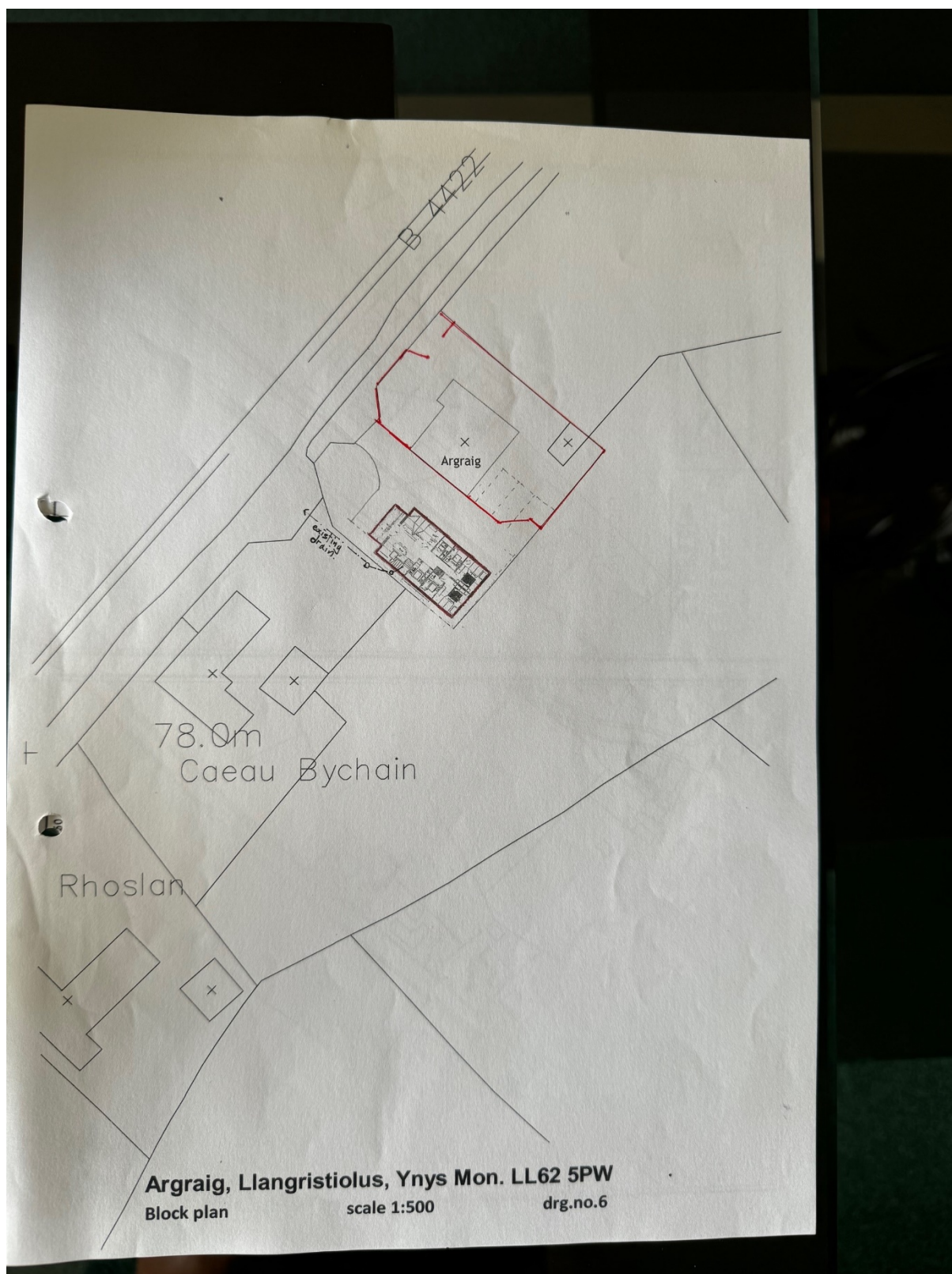
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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