



Glanfa, 20, Pant Lodge Estate Llanfairpwll LL61 5YW  
 Freehold Detached Bungalow  
 NEW PRICE £325,000

- Generously Proportioned And Well-Appointed Detached Bungalow Located In A Quiet Cul De Sac
- 3 Bedrooms/1 Bathroom/2 Receptions
- Re-Roofed, & Recent New Kitchen And Bathroom
- Convenient For Local Schooling Together With All Other Amenities And Is Within Easy Access Of The A55
- Ample Off-Road Parking Along With A Detached Garage
- Council Tax Band E £2413.62
- Broadband Up To 708 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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### Property Summary

A Generously Proportioned And Well-Appointed Detached Bungalow Located In A Quiet Cul De Sac Situated In A Most Sought After Established Residential Setting Within The Popular Village Of Llanfairpwll. The Property Is Ideally 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 Has Undergone Several Changes Over Recent Years Having Been Re-Roofed (With The Inclusion Of A Velux Skylight To The Loft Area), The Creation Of A Dedicated Dining Room/Office As Well As A New Kitchen And Bathroom Facilities. Being situated On A Corner Plot Ensures Generous Gardens Whilst Backing Onto An Open Field, Together With Ample Off-Road Parking Along With A Detached Garage. Viewing Is Highly Recommended Throughout.

The accommodation which benefits from gas central heating and double glazing briefly comprises front door into L shaped entrance hallway with built in storage cupboard, low maintenance floor covering, access to a spacious loft with Slingsby style ladder with light point and recent Velux window added, doors leading off into living room with attractive fireplace with living flame gas fire, windows to both the side and front aspects overlooking the garden and front respectively, door through into the dining room with low maintenance flooring, window to side aspect and square opening through to the recently installed breakfast kitchen with base and wall storage cupboards with complementary work surfaces, Neff built-in eye level double oven, Neff gas hob with clear splashback and integrated extractor over, peninsular unit with space for free standing fridge under, one and half bowl sink with mixer tap, complementary tiled splash back, recessed lighting, window to side aspect, low maintenance floor covering and door through into the rear sun porch with space for washer and dryer, low maintenance floor covering, windows to rear and front aspects, door leading out onto driveway.

A door from the kitchen then leads back into hallway with onward access to bedroom 1 with built in mirrored wardrobe storage window to side aspect, bedroom 2 with window to side aspect, bedroom 3 with built part mirrored wardrobe storage, window to rear aspect and completing the accommodation is the main bathroom suite briefly comprising a recently installed suite of a panelled bath with shower and concertina glass screen, back to the wall Wc, vanity sink base unit with storage under, chrome heated towel rail, complementary floor and wall tiling, recessed lighting and frosted window to front aspect.

### Externally

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A driveway provides ample off-road parking, there's a useful Detached Garage, timber garden shed whilst lawned gardens wrap around the property, the rear part of the garden is not overlooked, together with a paved patio and a stone boundary wall back onto an open field.

## 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 bungalow is of standard construction under a recently fitted newly tiled roof.

Council Tax Band E £2413.62

Broadband Up To 708 Mbps

## Exact Location

what3words ///huddling.bigger.nurtures

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

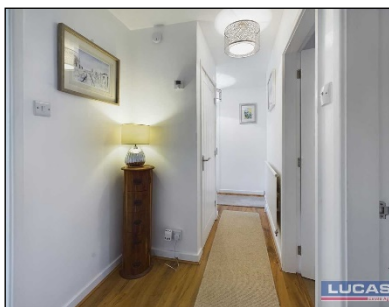
**AGENTS NOTES:** If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

## Note to Customers

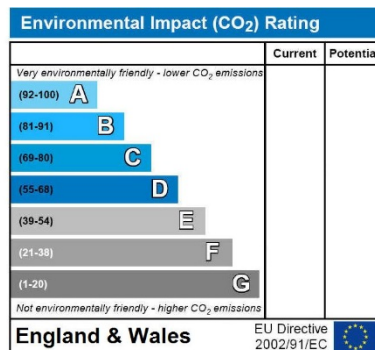
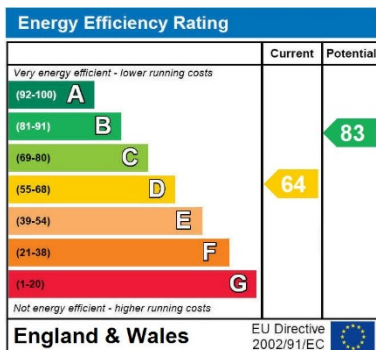
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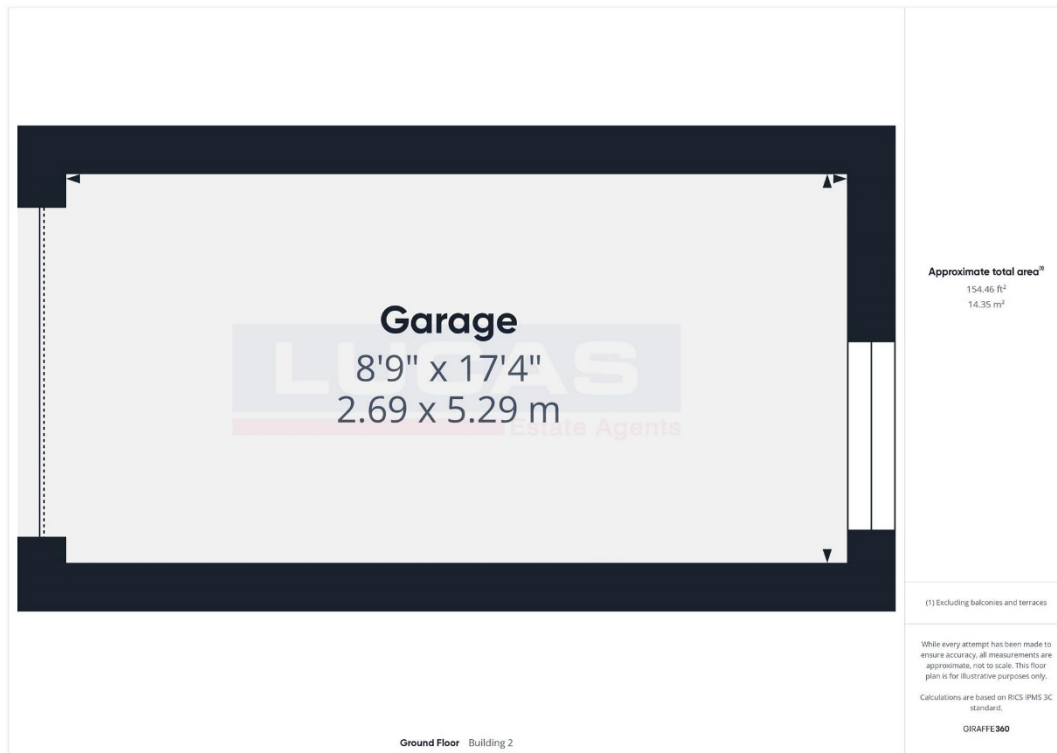
<https://find-energy-certificate.service.gov.uk/energy-certificate/8498-7629-6279-8192-3926>

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