



2 Fron Heulog Llanfairpwll LL61 5RQ  
Freehold Semi Detached  
£165,000

- A Well-Presented Extended Semi-Detached House Located In The Upper Part Of The Village Down A Quiet Single-Track Lane
- 2 Bedrooms/1 Bathroom/1 Reception
- Low Maintenance Gardens And On Street Parking Is Usually Available On Lon Dryll.
- Makes An Ideal First Time Purchase & Offers Well Proportioned Accommodation Throughout.
- Large Fully Fitted Kitchen/Diner
- Council Tax Band C £1755.36 2024/2025, Broadband Up To 671 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas 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

A Well-Presented Extended Semi-Detached House Located In The Upper Part Of The Village Down A Quiet Single-Track Lane Just Off Lon Dryll, Yet Very Convenient For The A55 Expressway. The Property Makes An Ideal First Time Purchase & Offers Well Proportioned Accommodation Throughout. The House Was Built In The Late 1800's Having Been Extended With The Added Benefit Of Very Low Maintenance Gardens And On Street Parking Is Usually Available On Lon Dryll. 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 & Doctors' 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 and double glazing briefly comprises front door into entrance porch with low maintenance flooring, window to front aspect and door through into the lounge with wall mounted modern electric fire, stairs to first floor, coved ceiling, low maintenance flooring, window to front aspect and door off into the kitchen/diner briefly comprising base and wall storage cupboards with complementary work surfaces, stainless steel single bowl sink with mixer tap, space for free standing dishwasher, space for slot in gas cooker with chimney style extractor over, space for free standing dryer, space for free standing fridge/freezer, complementary tiled splash back, beamed ceiling, low maintenance flooring and large square opening into the dining area with space for free standing washer, additional base storage with complementary work surface, low maintenance flooring, window to rear aspect and opening through to the inner/rear hallway with built in airing cupboard, low maintenance flooring, door to front garden area and sliding door into the bathroom briefly comprising panelled bath with mains shower and glass screen, low flush Wc, pedestal wash hand basin, complementary floor and wall tiling, extractor and frosted window to front.

The first floor comprises a small landing with doors leading off into bedroom 1 en suite Wc with built in wardrobe storage, window to front aspect and door into the en suite Wc comprising a combined low flush Wc and sink above with mixer tap, complementary tiled splash back and tiled flooring, L shaped bedroom 2 with window to rear aspect

### Externally

Opening leading into a very low maintenance concreted front garden area with space for refuse and recycling units along with space for planters and tubs together with dual access both to the inner rear hallway and main front door. On street parking is available within very close walking to Lon Dryll.

### LOCATION

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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 stone and cavity wall construction under a slate roof. Note The adjoining property has a right of way access to the rear of the kitchen/diner.

Council Tax Band C £1755.36 2024/2025  
Broadband Up To 671 Mbps

#### Exact Location

what3words ///munch.aged.boarding

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

#### EPC LINK BELOW

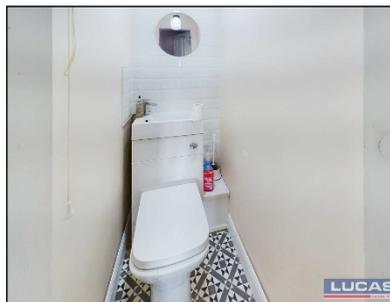
<https://find-energy-certificate.service.gov.uk/energy-certificate/9018-3046-0202-4755-9204>

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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