



Glan Braint Lon Capel Dwyran LL61 6AJ
Freehold Semi Detached
£149,950

- Delightful Stone Built Semi Detached Two Storey Cottage Located Centrally In the Village Of Dwyran
- 2 Bedrooms/1 Bathroom/1 Reception
- Property Has Been Modernised Whilst Retaining Many Of Its Original Features And Offers Plenty Of Kerb Appeal
- Added Benefit Of Having No Onward Chain
- Low Maintenance Courtyard Style Garden And On Street Parking On Lon Capel Adjacent To the House.
- EPC F; Council Tax Band C £1733.52 2024/2025; Broadband Up To 618 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Economy 7 Electric Storage

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 Delightful Stone Built Semi Detached Two Storey Cottage Located Centrally In the Village Of Dwyran With The Added Benefit Of Having No Onward Chain. The Property Has Been Modernised Whilst Retaining Many Of Its Original Features And Offers Plenty Of Kerb Appeal. There Is A Low Maintenance Courtyard Style Garden And On Street Parking On Lon Capel Adjacent To the House. The Village Of Dwyran. Being approximately 7 Miles From The A55 Expressway And Only 2.5 miles From The Renowned Newborough Forest And Award-Winning Beach. Viewing Is Highly Recommended

The accommodation which benefits from electric night storage central heating and double glazing briefly comprises front door into lounge/diner with an attractive open stone fireplace with inset wood burning stove set on a tiled hearth with timber mantel, recessed shelving with cupboard to side, economy 7 storage heater, low maintenance flooring, stairs to first floor with understairs storage cupboard, two windows to front aspect, door to rear hall with glazed door leading out to pathway at the front and opening into the kitchen briefly comprising base and wall storage cupboards with complementary work surfaces, built in electric oven with ceramic hob over, single bowl sink with mixer tap, space for free standing washer, integrated built under fridge, extractor fan, low maintenance flooring, door off rear hall area in to bathroom briefly comprising a walk in shower with tiled splash back, low flush Wc, pedestal wash hand basin, extractor fan, low maintenance flooring and frosted window to front.

The first floor comprises a landing area with doors off into bedroom 1 with painted floorboards, economy 7 storage heater, access to loft space and window to front aspect, bedroom 2 with painted floor boards, economy 7 storage heater and window to front aspect and completing the first floor accommodation is a separate Wc with a vanity sink unit, low flush Wc and painted floorboards.

Externally

A shared pathway at the front leads to the dual entrance to the property with stone boundary wall. To the side of the house is a low maintenance block paved courtyard style garden with timber and stone boundary walls along with a timber shed. Note There is on street parking on Lon Capel adjacent to the property.

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Location

Dwyran is a rural village located towards the south edge of the Isle of Anglesey. The village has a doctor's surgery whilst local amenities to include a convenience store, public house, fast food outlet, café and primary school can be found in nearby Newborough. This corner of the island offers fabulous scenery, wonderful sandy beaches and woodland at Newborough and Llanddwyn Island! Anglesey's coastal path also offers some 120 miles of coastline to enjoy.

Agents Notes

The property is of stone construction under a slate roof. Note- A neighbouring property has right of access along the path to the front.

Council Tax Band C £1733.52 2024/2025
Broadband Up To 618 Mbps

Exact Location

what3words ///hologram.churn.rock

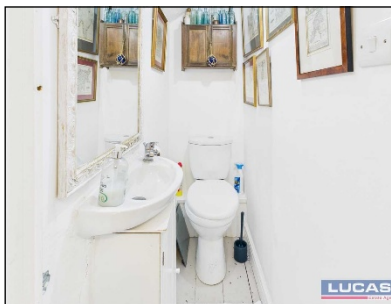
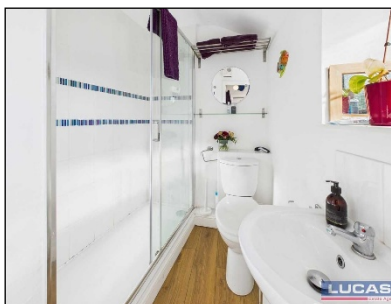
<https://what3words.com/ways-to-use>

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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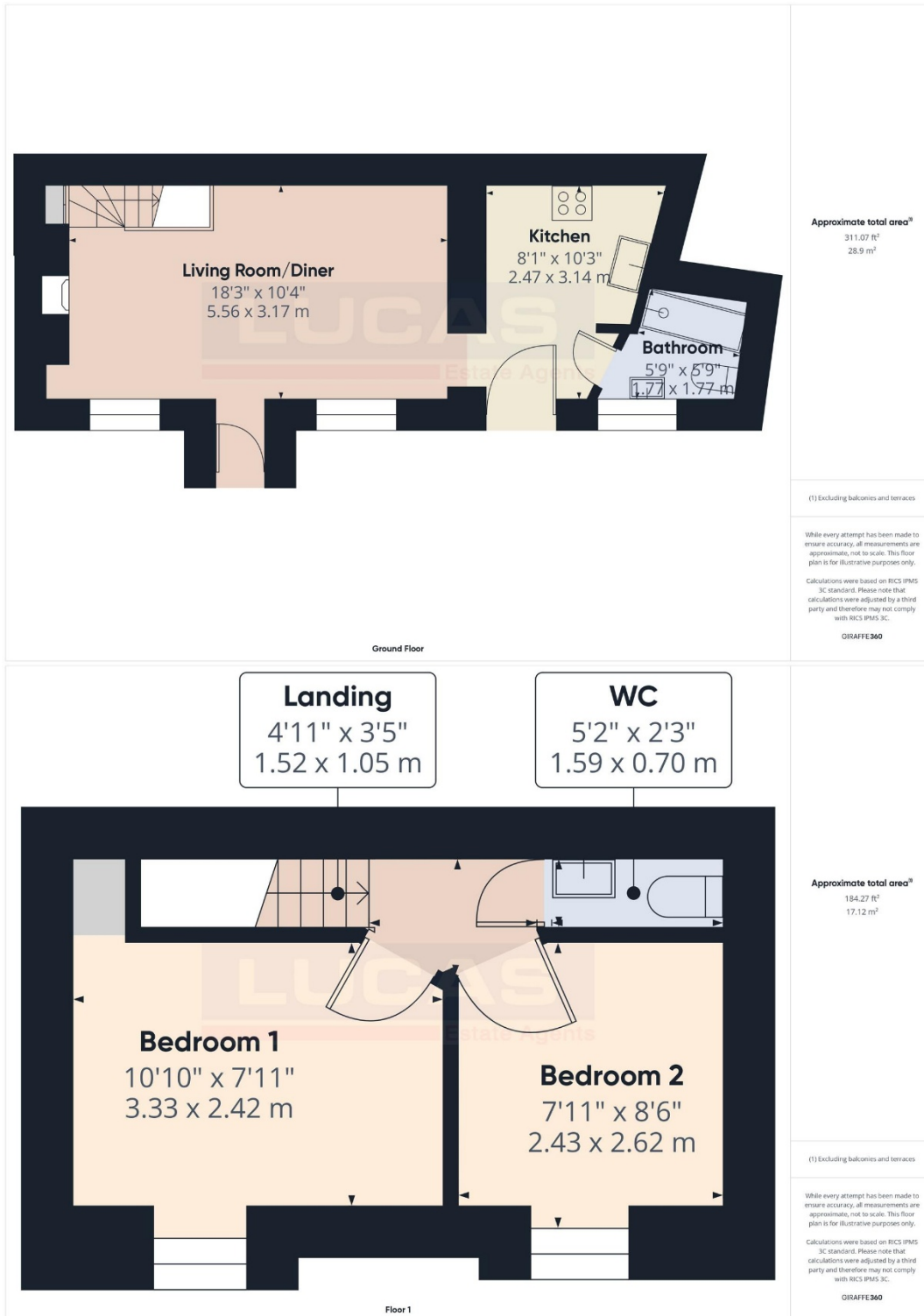


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		34	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9613-3046-0202-4655-9204>

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