



7 Cae Lleiniau Dwyran LL61 6YG
Freehold Detached Bungalow
£350,000

- Very Well Appointed & Spacious Detached Bungalow Located In A Quite Cul De Sac In The Rural Village Of Dwyran
- 3 Bedrooms/2 Bathroom/2 Receptions
- Set On A Generous Corner Plot & Boasts Stunning Landscaped Gardens To All Sides
- Linked Garage & Ample Off-Road Parking For 3/4 Vehicles.
- Viewing Both Internally And Externally Is Highly Recommended.
- Both Anglesey Sea Zoo & Plas Newydd (National Trust) Country House & Gardens Are Two Of The Major Attractions Nearby.
- EPC E; Council Tax Band D £2112.75 2025/2026; Broadband Up To 682 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating LPG 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 Very Well Appointed & Spacious Detached Bungalow Located In A Quite Cul De Sac In The Rural Village Of Dwyran. The Property Is Set On A Generous Corner Plot & Boasts Stunning Landscaped Gardens To All Sides With A Linked Garage & Ample Off-Road Parking For 3/4 Vehicles. The Village Is Convenient For Travelling To The Nearby Villages Of Brynsiencyn, Llanfairpwll & Gaerwen. The Town Of Llangefni, A Little Further Afield Is Able To Provide Comprehensive Shopping & Most Essential Goods & Services. Furthermore, Llanfairpwll, Gaerwen & Llangefni All Provide Easy Access To The A55 Expressway. Both Anglesey Sea Zoo & Plas Newydd (National Trust) Country House & Gardens Are Two Of The Major Attractions Nearby. Viewing Both Internally And Externally Is Highly Recommended.

The accommodation which benefits from LPG gas fired central heating and double glazing briefly comprises front door into entrance vestibule with door through into the L shaped entrance hallway with coved ceiling, low maintenance flooring, doors leading off into the living room with a multi fuel stove set on a slate hearth, coved ceiling, dual aspect windows overlooking the front gardens, archway leading into the dining room with coved ceiling, serving hatch to kitchen and window to front aspect overlooking the garden, kitchen with base and wall storage cupboards with complementary work surfaces, stainless steel sink with mixer tap, space for slot in cooker with integrated extractor over, coved ceiling, ceramic tiled flooring, window to rear aspect overlooking the garden, door off in to the utility room with space for free standing washer, stainless steel sink with pillar taps and storage cupboard under with complementary work surfaces, space for tall fridge/freezer, coved ceiling, ceramic tiled flooring, wall mounted LPG gas central heating boiler, door to side path and gardens.

Continuing off the L shaped entrance hallway are further doors leading off into bedroom 1 en suite bathroom with coved ceiling, window to rear aspect overlooking the beautifully landscaped gardens, door off into the en suite bathroom briefly comprising a built in shower cubicle with electric shower, low flush Wc, wall mounted wash hand basin with storage cupboard under, complementary floor and wall tiling, extractor fan and frosted window to rear aspect, bedroom 3 with coved ceiling and window to front aspect overlooking the drive and gardens. Leading off the inner hallway that has a built in airing cupboard, low maintenance flooring and access to the loft space are further doors to bedroom 2 with coved ceiling and window to rear aspect overlooking the beautifully landscaped gardens and a port hole window to front aspect and completing the accommodation is the main bathroom suite briefly comprising a P shaped bath with mains shower and screen, pedestal wash hand basin, low flush Wc, heated towel rail, low maintenance flooring, complementary tiled splash back, extractor fan, coved ceiling and frosted window to rear aspect.

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Externally

The property is approached by a long, slate gravel driveway that leads to the front that provides ample off-road parking for 3/4 l vehicles and onward to the attached single garage with an up and over door, window to rear and door leading out to the rear gardens. To the side of the driveway is a small gravel garden that features a circular raised flower bed and also provides access to the rear garden. To the side and rear are stunning and well kept, level gardens, mostly laid to lawn with well-placed flowering shrubs and bushes as well as fruit trees. Also featuring in the garden is a large stone flagged patio, where you can enjoy some al fresco dining during the summer months.

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. The village is convenient for travelling to the nearby villages of Brynsiencyn, Llanfairpwll & Gaerwen. The town of Llangefni, a little further afield is able to provide comprehensive shopping most essential goods & services. Furthermore, Llanfairpwll, Gaerwen & Llangefni all provide easy access to the A55 expressway. Both Anglesey sea zoo & Plas Newydd (National Trust) country house & gardens are two of the major attractions nearby.

Agents Notes

The property is of standard construction under a tiled roof.
New windows to the front along with front and back doors in 2021

Council Tax Band D £2112.75 2025/2026

Broadband Up To 682 Mbps

Exact Location

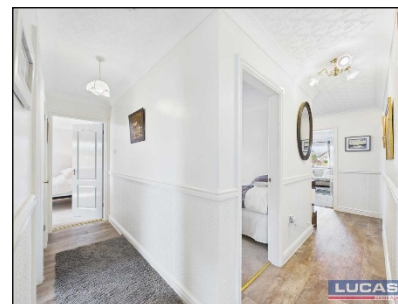
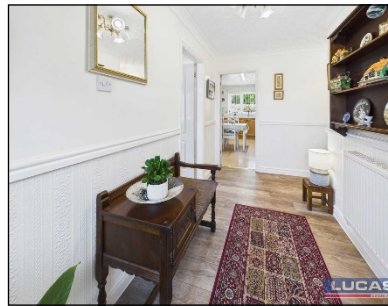
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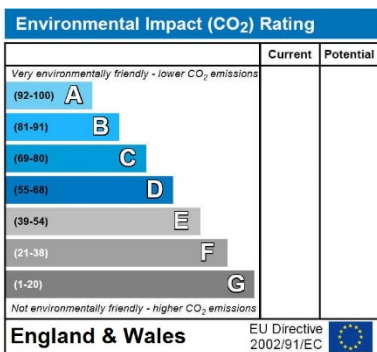
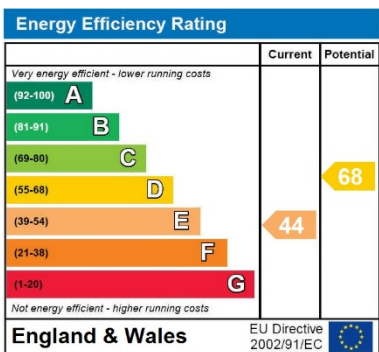
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

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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