



46 Minffordd Road Caergeiliog LL65 3NA
 Freehold Semi Detached
 £165,000

- Spacious Semi-Detached House Very Convenient For The A55 Expressway and Raf Valley,
- 2 Bedrooms/1 Bathroom/1 Reception
- Boasting Two Double Bedrooms, Spacious Lounge & Kitchen/Diner
- Excellent Outdoor Space With Lawned Gardens And A Private Driveway Allowing For Ample Off-Road Parking
- Fabulous Views Across Open Fields Towards Llyn Traffwll
- Ideal For A Young Family, First Time Buyer Or Investor.
- EPC D; Council Tax Band B £1644.09 2025/2026; Broadband Up To 648 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

Ideally Located In A Popular Residential Area Near Caergeiliog, Is This Spacious Semi Detached House Very Convenient For The A55 Expressway and Raf Valley, Boasting Two Double Bedrooms, Spacious Lounge & Kitchen/Diner Along With Excellent Outdoor Space With Lawned Gardens And A Private Driveway Allowing For Ample Off Road Parking, Along With Fabulous Views Across Open Fields Towards Llyn Traffwll. Ideal For A Young Family, First Time Buyer Or Investor.

The accommodation which benefits from gas central heating and double glazing briefly comprises front door into the entrance hallway with understairs storage cupboard and built in storage cupboard to rear, low maintenance flooring, stairs to first floor, door leading out to rear garden and glazed panelled doors leading off into the lounge with window to front aspect and window to rear aspect overlooking the garden, tiled fireplace and surround, kitchen/diner with base and wall storage cupboards with complementary work surfaces, one and a half bowl stainless steel sink with mixer tap, space for free standing slot in cooker with extractor over, space for tall free standing fridge/freezer, space for free standing washer, complementary tiled splash back, tiled flooring, window to rear aspect overlooking the garden and beyond and opening through into the dining area with low maintenance flooring and window to front aspect.

The first floor comprises a landing with built in storage cupboard and storage/boiler cupboard and doors leading off into bedroom 1 with built in double wardrobe storage and window to front aspect, bedroom 2 with built in double wardrobe storage and window to front aspect, bathroom with panelled bath, pedestal wash hand basin, low maintenance flooring, extractor fan, complimentary tiling to two walls and frosted window to rear aspect, separate Wc with low level wc, low maintenance flooring and frosted window to rear aspect.

Externally

To the front of the property is a pleasant garden and a long private drive proving ample off-road parking. From here, there is then gated access to the long rear garden which offers a South-East perspective and is offered privacy with large hedges. In addition, a BBQ pit has been built into the rear garden, perfect for hosting garden parties.

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Location

The property is set in a family friendly village, approx. 3 miles from Cymyran Beach, on the beautiful Isle of Anglesey, which is the largest Island in Wales, boasting over 100 miles of spectacular coastline with many locations being regarded as Areas of Outstanding Natural Beauty. Local amenities include a convenience shop with additional shops and services in the surrounding villages (Valley & Bodedern) both of which are within a convenient driving distance. Access to the A55 and A5 are within a short drive away providing rapid commuting throughout Anglesey and beyond.

Agents Notes

The property is of standard construction under a tiled roof.
We have been informed by the vendor that there is a monthly service charge of £38.06 for the upkeep of estate (Total annual amount is £456.76).

Council Tax Band B £1644.09 2025/2026
Broadband Up To 648 Mbps

Exact Location

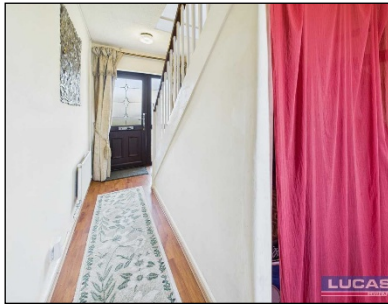
what3words ///glassware.lentil.jingles

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.

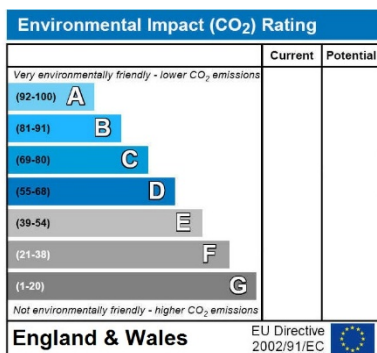
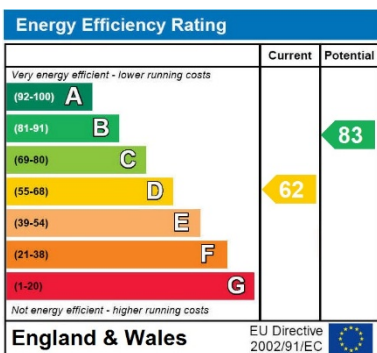
Note to Customers

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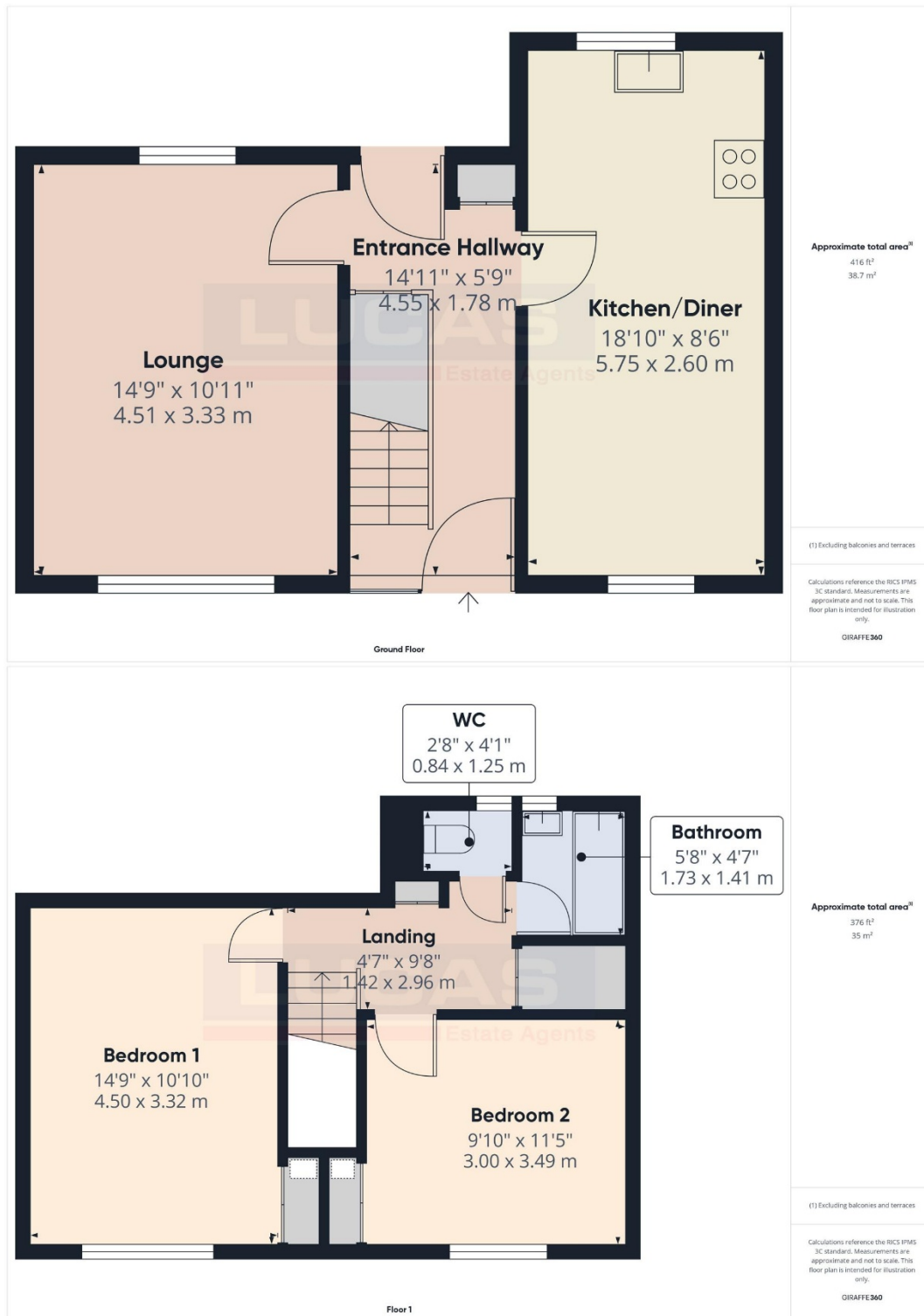


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<https://find-energy-certificate.service.gov.uk/energy-certificate/4734-4621-0400-0746-2222>

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