



3 Rhos Y Gad Llanfairpwll LL61 5JE  
 Freehold Semi Detached  
 £275,000

- A Very Well-Appointed Semi-Detached Family Home With The Added Benefit Of Having No Chain
- 3 Bedrooms/1 Bathroom/1 Reception
- Centrally Located In The Very Popular Village Of Llanfairpwll & Within Easy Walking Distance Of Primary School, Health Centre, Convenience Store & Numerous Village Amenities.
- Off Road Parking On The Gravelled Driveway Together With Lawned Gardens To Both Front & Rear
- From The Front Aspect There Are Distant Mountain Views long With Pleasant Views Of Trees & Rooftops To The Rear From The Upper Floor
- Given Its Location And Potential, We Anticipate Plenty Of Early Interest.
- EPC D; Council Tax Band D £2167.92 2025/2026; Broadband Up To Mbps-TBC
- 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 Very Well-Appointed Semi-Detached Family Home With The Added Benefit Of Having No Chain & Centrally Located In The Very Popular Village Of Llanfairpwll & Within Easy Walking Distance Of Primary School, Health Centre, Convenience Store & Numerous Village Amenities. The Well-Proportioned Property Has Off Road Parking On The Gravelled Driveway Together With Lawned Gardens To Both Front & Rear Along With Two Storage Outbuildings. From The Front Aspect There Are Distant Mountain Views Along With Pleasant Views Of Trees & Rooftops To The Rear From The Upper Floor. Given Its Location And Potential, We Anticipate Plenty Of Early Interest.

The accommodation which benefits from gas central heating and double glazing briefly comprises storm porch with front door into entrance hallway with coved ceiling, understairs storage cupboard, door off into ground floor separate Wc with a low-level Wc cistern and wall mounted wash hand basin, tiled flooring and frosted window to side aspect. Continuing off the entrance hall are further doors off into a very spacious L shaped lounge/diner with coved ceiling, inset gas fire with timber surround, built in storage cupboard, window to rear aspect overlooking garden, window to front aspect overlooking garden with distant mountain views, kitchen with coved ceiling, base and wall storage cupboards with complementary work surfaces, stainless steel sink with mixer tap, space for slot in cooker, space for free standing washer, tiled flooring, part tiled walls, window to side aspect, door to rear outbuildings and garden, door into a walk in pantry/storage room.

The first floor comprises a landing with window to front aspect with views over the front garden along with glimpses of the mountains, access to loft space, doors leading off into bedroom 1 with cast iron fireplace, built in cupboard and window to rear aspect overlooking the garden, bedroom 2 with built in cupboard housing gas central heating boiler and window to rear aspect overlooking the garden, bedroom 3 with built in storage cupboard and window to front aspect with views over the front garden along with glimpses of the mountains, bathroom briefly comprising an inset timber panelled bath with tiled surround, low flush Wc, pedestal wash hand basin, chrome heated towel rail, low maintenance flooring, part tiled walls and frosted window to side aspect.

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## Externally

Wrought iron gate to front gravelled drive with off road parking along with lawned front garden with established trees and shrubs. A pathway runs to the side of the house with mature hedge and timber fence panel bordering with a wrought iron gate taking you onward to the rear garden that includes outbuildings with an implement storage building and adjoining storage room. A path runs to the rear of the property with rear access via the kitchen and beyond the outbuildings is a triangular shaped lawned garden with timber panel fencing to both sides along with mature trees.

## 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, 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 standard construction under a slate roof.

New downstairs. Floors laid (and tiled where appropriate)-Exact date not known. - Approx 20+ years

New replacement windows installed

New replacement front and rear (Partly glazed) doors installed

New internal wooden doors installed

All above replacement dates. not known

Property previously rewired and some insulation

Work carried out. - Date not known

External security light installed June 2023.

Council Tax Band D £2167.92 2025/2026

Broadband Up To Mbps-TBC

## Exact Location

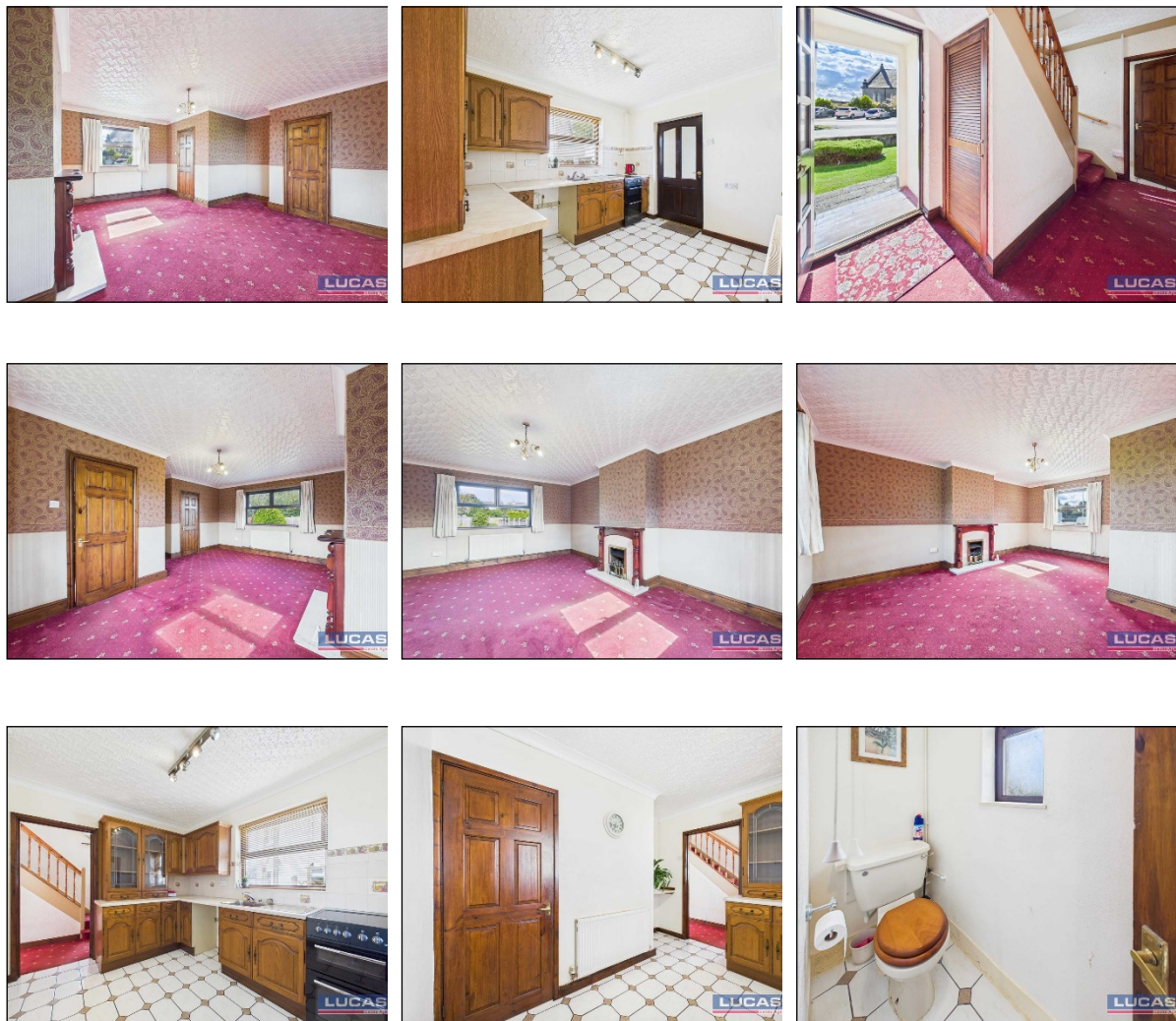
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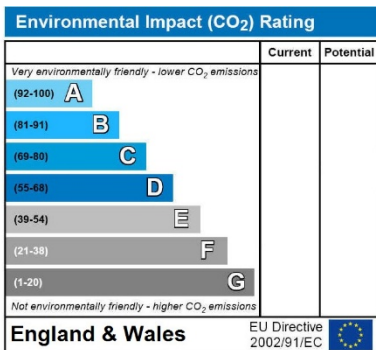
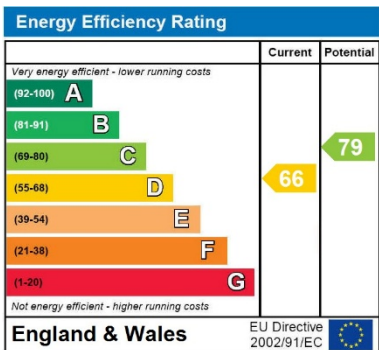
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

## 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.

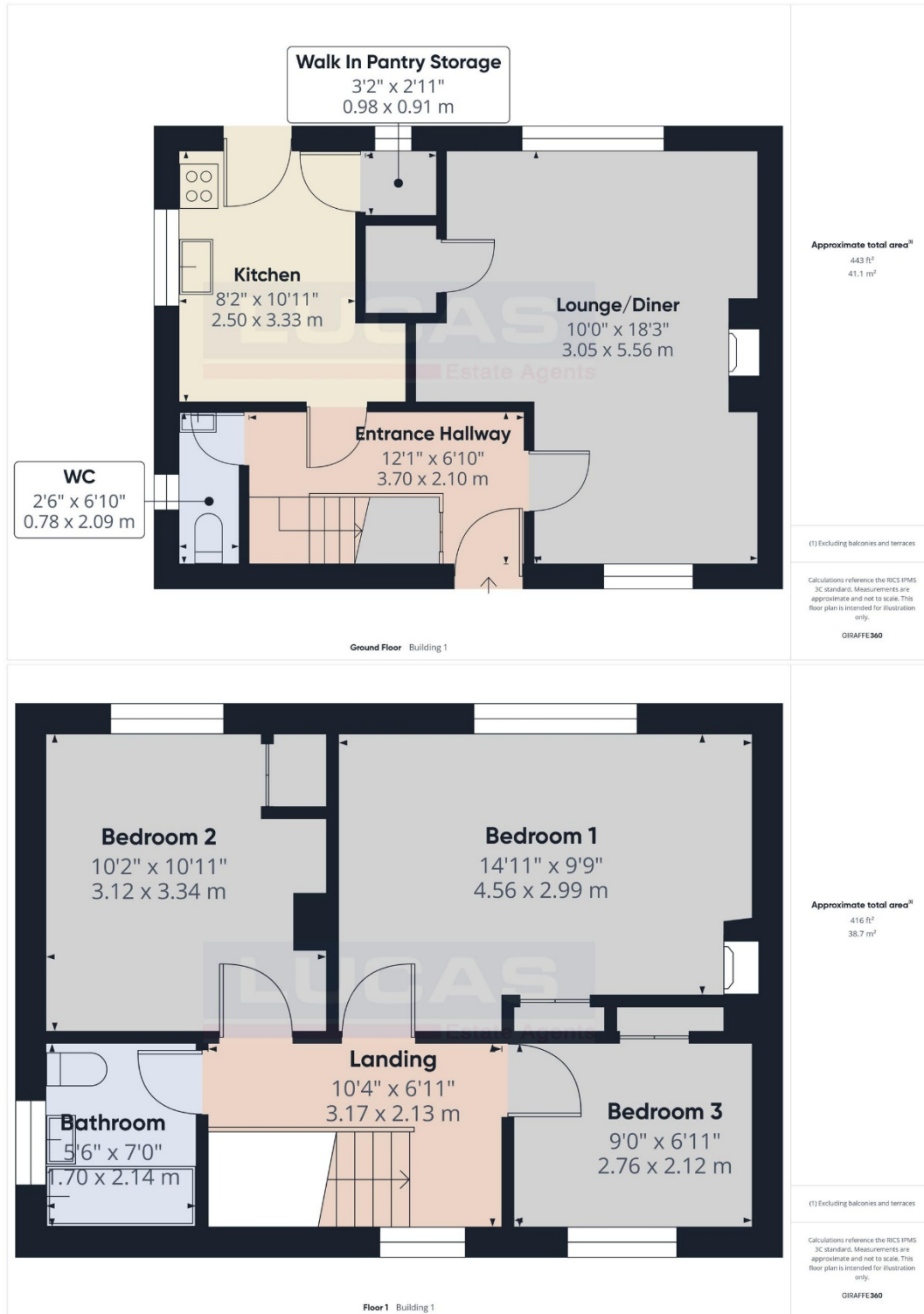


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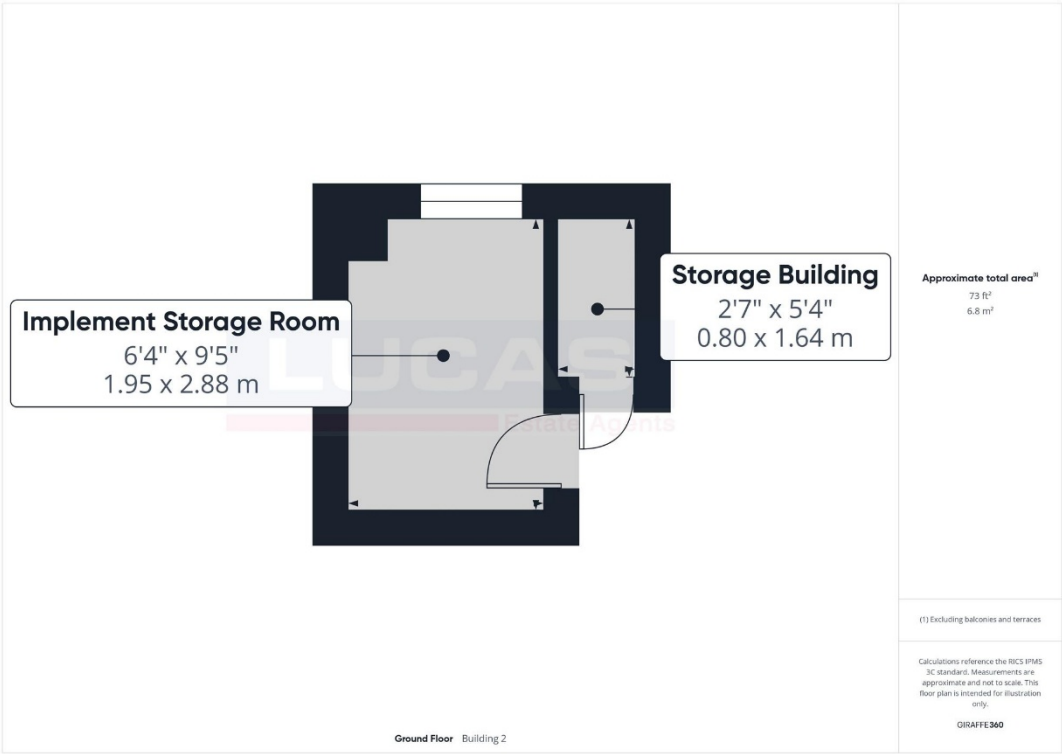


<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2882-2510-2825-3445>

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(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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