



Llwyn Aled Dwyran LL61 6YB  
Freehold Detached  
£270,000

- Spacious Detached Dormer Style Bungalow In Need Of Some Modernisation Internally & Externally With Great Potential
- 4 Bedrooms/1 Bathroom/1 Reception
- Ample Off-Road Parking & Gardens Mainly To The Front Along With An Adjoining Garage
- Boasts Fine Views To Both Front & Rear Of Open Fields Along With Superb Distant Views Of The Eryri Mountain Range
- Air Source Heating Installed 2024, Solar Panels Installed 2024.
- EPC C; Council Tax Band D £2112.75 2025/2026; Broadband Up To 681 Mbps
- Services Mains Electric, Mains Water, Water Mains Drains, Central Heating Air Source Heat Pump & Solar Panels

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### Property Summary

Located On The Edge Of The Village Of Dwyran Is This Spacious Detached Dormer Style Bungalow In Need Of Some Modernisation Internally & Externally With Great Potential To Turn Into A Lovely Family Home. The Property Which Benefits From Having No Onward Chain Has Benefited From The Recent Installation Of Air Source Heating Together With Solar Panels And Boasts Fine Views To Both Front & Rear Of Open Fields Along With Superb Distant Views Of The Eryri Mountain Range. Externally Ample Off-Road Parking & Gardens Mainly To The Front Along With An Adjoining Garage

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.

The accommodation which benefits from air source central heating, solar panels and double glazing briefly comprises front door into the entrance hallway with coved ceiling, stairs to first floor landing and doors leading off into the lounge with coved ceiling, timber fireplace and surround with inset tiled hearth and window to front aspect, dining area with coved ceiling, base storage cupboards, window to side aspect and square opening through to the kitchen area briefly comprising base and wall storage cupboards with complimentary work surfaces, stainless steel sink with mixer tap, built in double oven, bottle gas hob with integrated extractor over, space for free standing dishwasher, space for free standing washer, window to rear aspect and door to side pathway.

Continuing off the entrance hallway are further doors off into bedroom 1 with coved ceiling, bank of fitted wardrobes and dressing table, window to front aspect, bedroom 2 with coved ceiling and window to rear aspect, bathroom briefly comprising a panelled bath with mains shower and curtain rail over, pedestal wash hand basin, low flush Wc, extractor fan, complementary floor and wall tiling, frosted window to rear aspect.

The first floor comprises a spacious landing with access to eaves storage and window to front aspect boasting super views over open fields together with distant mountain views, doors off into bedroom 3 with access to eaves storage and Velux roof light, bedroom 4 with access to eaves storage and Velux roof light.

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### Externally

Galvanised double gates at the front leading onto a concreted drive with ample off-road parking along with lawned area and mature trees and shrubs bordering the boundary. Adjoining the property is a single garage with up and over door with window to side and door to rear access. A pathway runs to both sides of the property leading to the rear garden which is mainly made up of a pathway with mature trees and shrubs bordering the boundary perimeter.

### 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 slate roof.

Solar panels installed 2024.

Air source heating installed 2024.

Council Tax Band D £2112.75 2025/2026

Broadband Up To 681 Mbps

### Exact Location

what3words ///receiving.solids.bars

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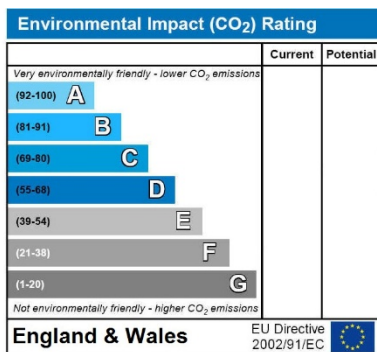
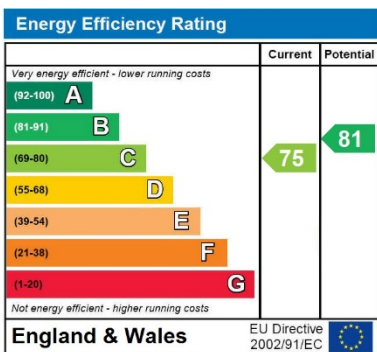
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

## 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.

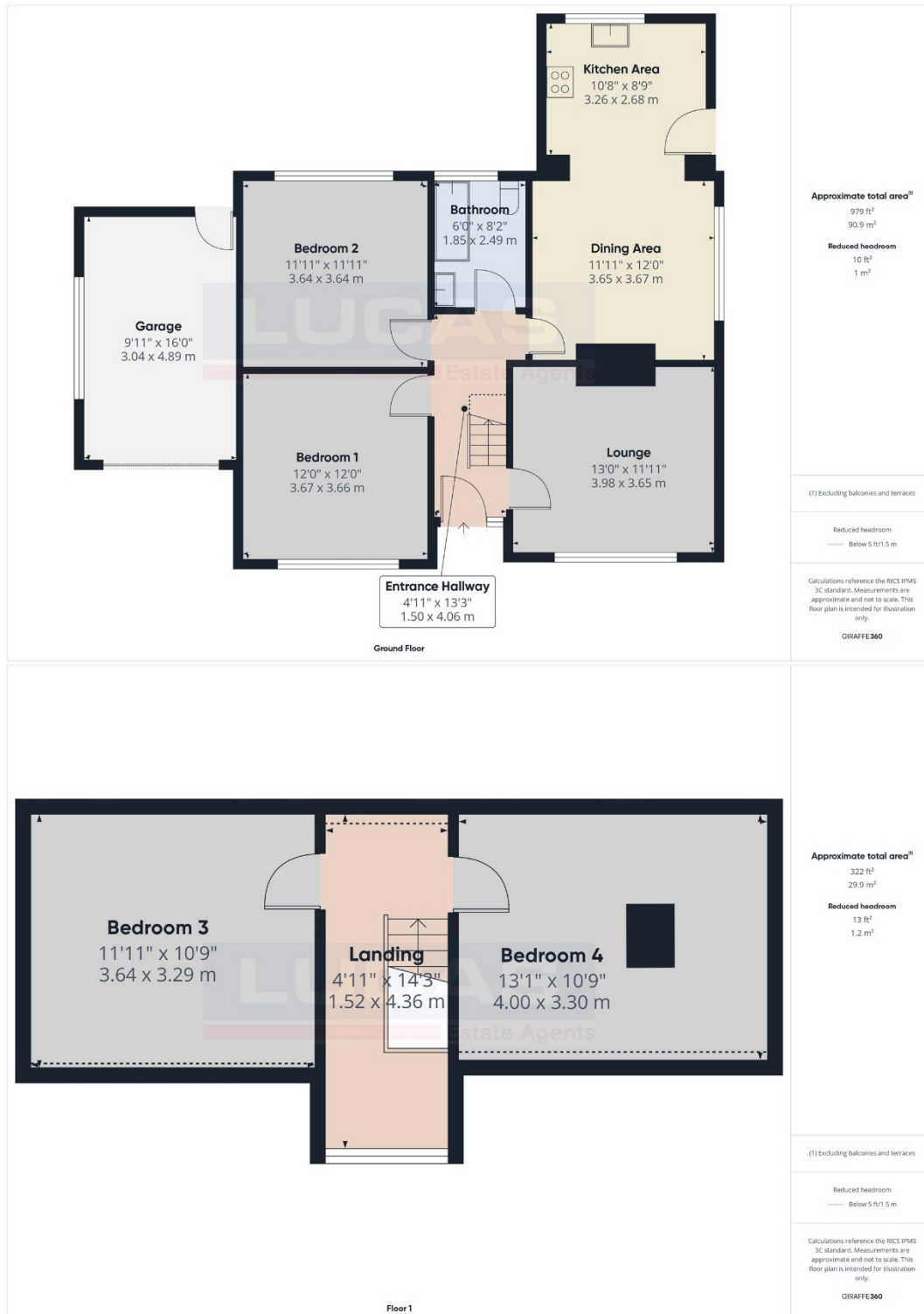


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<https://find-energy-certificate.service.gov.uk/energy-certificate/9135-4920-7509-0247-5226>

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