



## 2 Hen Gapel

Beaumaris Road, Llangoed, LL58 8NP

£215,000



Completed and now ready a newly built semi detached three bedroom house, located on the south east corner of the island in the picturesque village of Llangoed, enjoying fine mountain views from the first floor of the property. Benefiting from PVC Double Glazing, LPG central heating and solar panels. The well-proportioned accommodation includes on the ground floor an entrance hall, separate WC, lounge, modern fitted Kitchen diner with integrated appliances and on the first floor a landing area with built in linen cupboard, three bedrooms and a modern bathroom. Externally the property has off road parking to the front of the property and generous lawned rear garden.

The village of Llangoed has its own primary school, as well a post office and convenience store. The property is opportunely placed for the many coastal & rural attractions to be found on Anglesey and only two miles to the seaside town of Beaumaris.

First to see will buy!.



**Entrance Hall** 20'8" x 6'1" (6.31 x 1.85)

**Lounge** 15'0" x 10'8" (4.57 x 3.25)

**Kitchen Diner** 13'11" x 11'10" (4.24 x 3.61)

**First Floor Landing**

**Bedroom 1** 14'10" x 9'10" (4.52 x 3.0)

**Bedroom 2** 12'0" x 8'10" (3.66 x 2.70)

**Bedroom 3** 8'6" x 7'10" (2.58 x 2.40)

**Bathroom** 6'11" x 5'7" (2.11 x 1.71)

**Outside**  
Off road parking parking to the front with generous lawned garden to the rear.

**Tenure**  
Understood to be Freehold and to be confirmed by the Vendors Solicitors.

**Services**  
Mains water, sewage and electricity.  
LPG central heating system and solar panels - No mains gas available.

**Council Tax**  
TBC.

**EPC Rating**  
Band C.

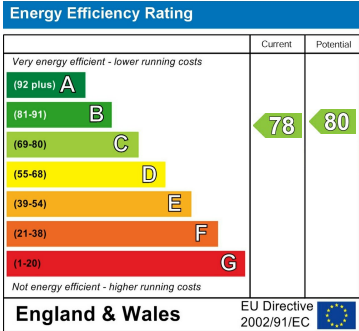
Area Map



Floor Plans



Energy Efficiency Graph



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