



16 Lon Llwyd Pentraeth LL75 8NJ  
Freehold Semi-Detached Bungalow  
NEW PRICE - £165,000

- Semi-Detached Bungalow Set On Established Residential Estate With No Chain
- 2 Bedrooms/1 Bathroom/2 Receptions/Large Attic Room
- Property Requires Some Upgrading
- Close to Local Amenities & Coastal Locations Of Red Wharf Bay, Pentraeth Beach And Benllech Beach
- Ample Off-Road Parking For Several Vehicles & Large Outbuildings & Gardens Front & Rear
- EPC Council Tax Band C £1874.08 2025/2026; Broadband Up To 694 Mbps (Not Connected)
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Oil Fired

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### Property Summary

With The Added Benefit Of Having No Onward Chain, An Opportunity Has Arisen To Purchase This 2 Bedroom Semi Detached Bungalow Located On This Popular Residential Estate Situated Close To All Village Amenities Including Local Shops & Business Together With Public Houses, Petrol Station/Supermarket. In Addition, The Property Also Benefits From A Spacious Attic/Play/Office Room Together With Ample Off-Road Parking & Useful Storage Buildings At The Rear, With Some Upgrading Requiring Throughout. The Property Is Within Easy Access Of The A55 Expressway, Bus Routes, Red Wharf & Pentraeth Beaches & Is Ideally Suited For Retirement, Singles/Couples Or Persons Looking To Downsize.

The accommodation which benefits from oil fired central heating and double glazing and briefly comprises front door into the L shaped hallway with timber flooring, louvred doors and stairs leading up the spacious attic room and further doors off into the lounge with timber flooring, open fireplace and surround, built in understairs storage cupboard and window to front aspect overlooking the garden, kitchen with timber flooring and base and wall storage cupboards with complementary high gloss work surfaces, stainless steel one and half bowl sink with mixer tap, Bosch built under double oven with touch control hob and slimline glass chimney style extractor over, space for free standing washer, space for free standing fridge/freezer, complementary tiled splash backs and an opening into the conservatory/sunroom with low maintenance flooring, floor to ceiling windows overlooking the rear garden and sliding patio door leading out to the rear garden and storage buildings.

Continuing off the hallway are further doors off into bedroom 1 with window to rear aspect overlooking the garden, bedroom 2 with boxed in meters, window to front aspect overlooking the garden and bathroom briefly comprising a panelled bath with electric shower over, pedestal wash hand basin, low flush Wc, timber flooring, tiling to all walls and a clerestory frosted window to side aspect. Off the inner hallway are louvred doors with timber stairs leading up to a very spacious attic/play/office/games room with several access doors to the eave's storage and two Velux roof lights to the rear aspect.

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### Externally

To the front is a generous lawned garden with a part block paved and concrete driveway providing ample off-road parking for several vehicles and space for refuse/recycling at the end of the driveway together with a water point. The enclosed rear garden briefly comprises a timber storage shed, lawned garden area together with a flagged patio and slate chippings, oil central heating boiler and a large timber storage outbuilding with adjoining workshop with oil storage tank located to the side.

### Location

Pentraeth is a charming village that offers a rich array of amenities, including a selection of pubs, eateries, a primary school, and a petrol station with an extensive shop and post office. The area is renowned for its stunning coastal walks and the long, wide, sweeping beach, perfect for leisurely strolls or invigorating hikes. With excellent access to the coast road, the nearby towns of Benllech and Menai Bridge are within easy reach, offering a further choice of dining options and amenities. For those needing to commute, Bangor and the A55 to the mainland are easily accessible, ensuring that this property is not only a peaceful retreat but also a practical choice for modern living. This bungalow truly offers the best of both worlds, combining the charm of village life with the convenience of excellent transport links.

### Agents Notes

The property is of standard construction under a tiled roof.  
Fixed staircase to attic room added 19 years ago.  
Conservatory added to property 15 years ago under permitted development.  
Two Velux roof lights added 19 years ago.

Council Tax Band C £1874.08 2025/2026  
Broadband Up To 694 Mbps (Not Connected)

### Exact Location

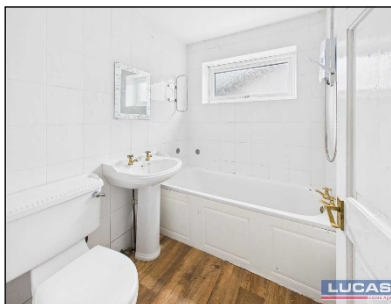
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AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

### 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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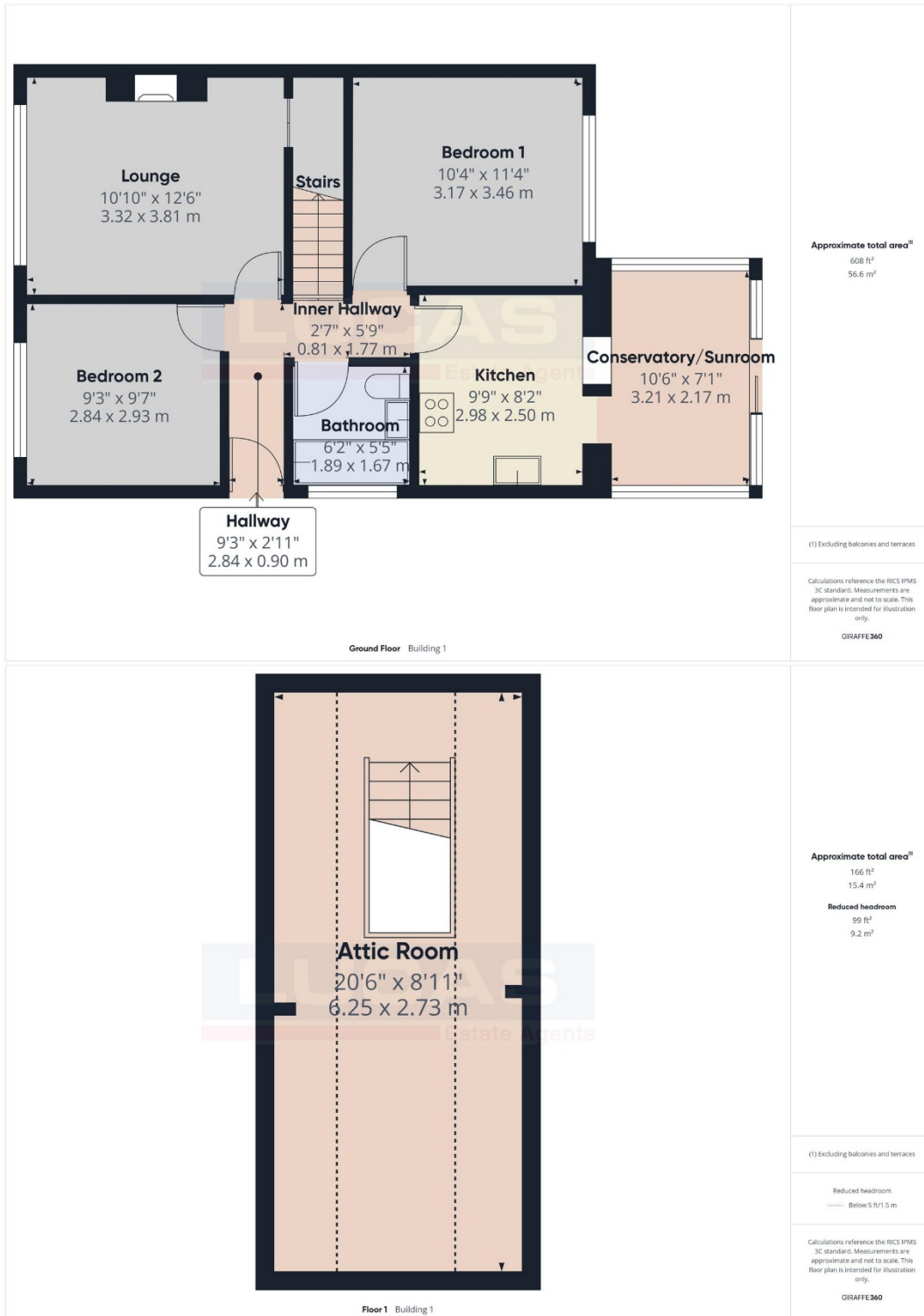
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

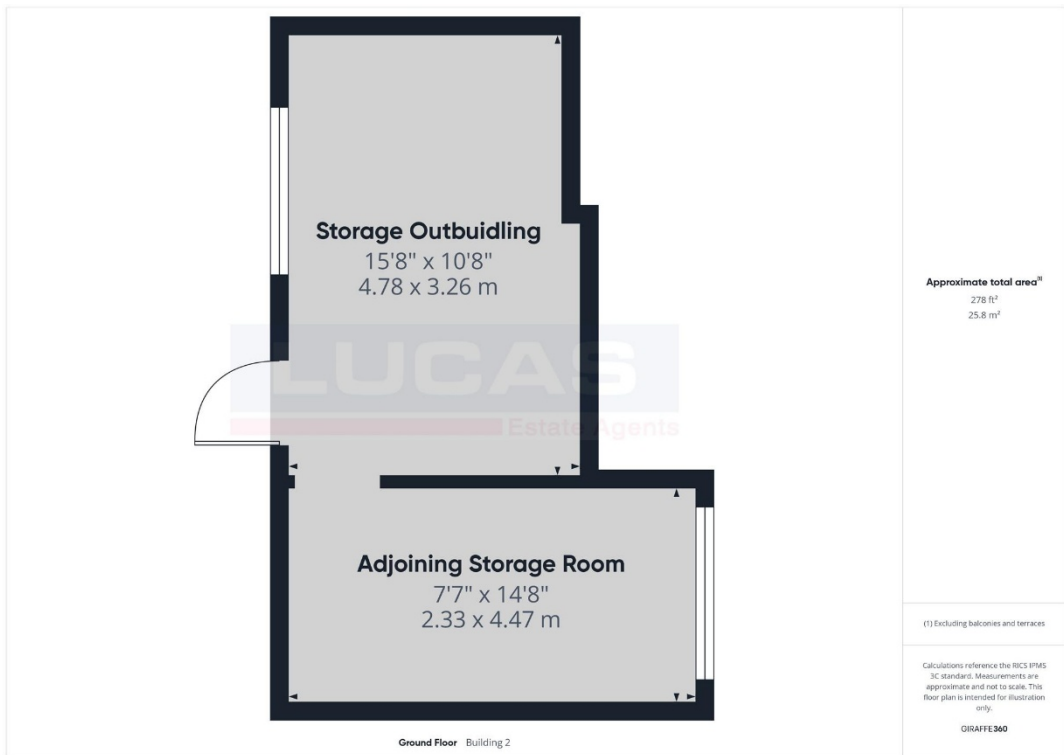
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

<https://find-energy-certificate.service.gov.uk/energy-certificate/9279-3051-8206-0745-7200>

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