



£325,000
Freehold

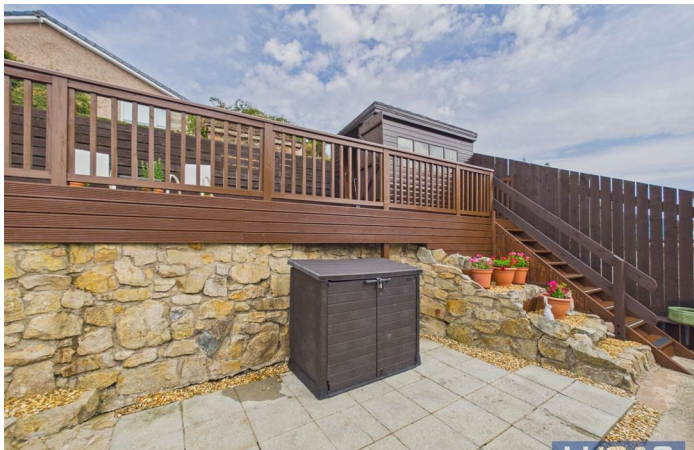
LUCAS & Co
Estate Agents

29 Penlon

Menai Bridge, LL59 5ND

- Beautifully Presented Detached Dormer Bungalow
- Spectacular Views of the Mountains
- A Newly Laid Tarmacadam Driveway (2026)
- Elevated Rear Decking, Shed with 4 Power Outlets
- New Kitchen Installed 2025
- New Worcester Greenstar Si Compact Combi Boiler Installed 2021
- Garage, With Remote Control Entry With Dusk 'Til Dawn Recessed Lighting
- Mains Gas Central Heating, Mains Electric, Mains Water Supply & Drainage





A very well-maintained, and beautifully presented Detached Dormer Bungalow having been recently upgraded.
Located on the popular residential neighbourhood of Penlon, and conveniently situated for the local school, bus routes and amenities.

Living Room

A light spacious living room with spectacular views of the mountains.
Gas fire with attractive timber surround, leads through to dining area in an L Formation

Kitchen

A contemporary and stylish newly fitted kitchen (2025) offers a neutral functional space with integrated fridge/freezer, double oven, electric hob, dishwasher and space and plumbing for a washing machine.
Featuring PROBOIL2X with a 2L capacity and quick re-boil times, the supply of filtered boiling water is instantly available on demand as you need it.

Dining Area

A dedicated area for family meals where views can also be enjoyed via window to front elevation.
An archway opening leads seamlessly into the kitchen.

Bedroom 1

A ground floor bedroom with window over looking the rear garden.

Bedroom 2

Another ground floor bedroom with window over looking the rear garden.
Currently used as a home office.

Bathroom

A Ground floor Bathroom, with classic white bathroom suite, with shower over bath. Towel radiator, extractor fan and frosted window.

FIRST FLOOR

Bedroom 3

A bank of fitted wardrobes offers storage. Window to front aspect to take in the majestic views towards the mountains and Menai Strait.
Access to insulated loft space

Bedroom 4

Another spacious double bedroom, with window over looking the rear garden.

WC

WC, fitted vanity basin unit with mixer tap, space for towel storage, radiator cupboard housing Worcester Greenstar Si Compact Combi Boiler installed 2021.

EXTERNALLY

A newly laid Tarmacadam driveway (2026) with block pave border offers ample off road parking.
Low Maintenance front lawn with flower bed border.

To the rear of the property, further outside space can be enjoyed with a two tier garden.

A lower patio area, with landscaped tiered rockery, ideal for planting. Convenient storage unit by block steps, double external socket.

Timber steps lead up to a upper tier decking area, where beautiful far reaching mountain views can be enjoyed.

The decking area also offers a timber shed, with 4 electrical power points, ideal for a fridge to keep drinks cool when entertaining.

Garage

A very well thought out garage, with electric roller door, operated by remote control.

External dusk 'til dawn timer recessed lighting above garage entrance.

The space offers lighting, electrical outlets and a double radiator.

The garage was formerly a bedroom conversion and was reverted back to a garage to offer more practical space in 2026

RENOVATIONS

New Worcester Greenstar Si Compact Combi Boiler installed 2021

New kitchen installed 2025

New tarmacadam drive undertaken in 2025/2026

CEDRAL Cladding added to front elevation in 2025- Batten & counter batten 50mm timber grounds. Ventilated and breathable membrane. Fixed to mortar render.

SERVICES & UTILITIES

Mains Gas Central Heating

Mains Electric

Mains water supply & drainage

Council Tax Band E

uPVC Double Glazing throughout

EPC RATING D

Location

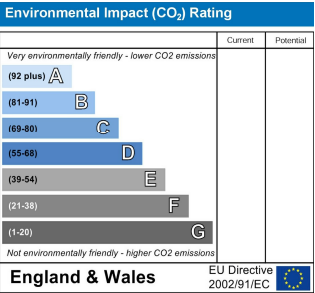
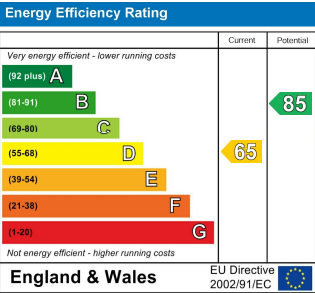
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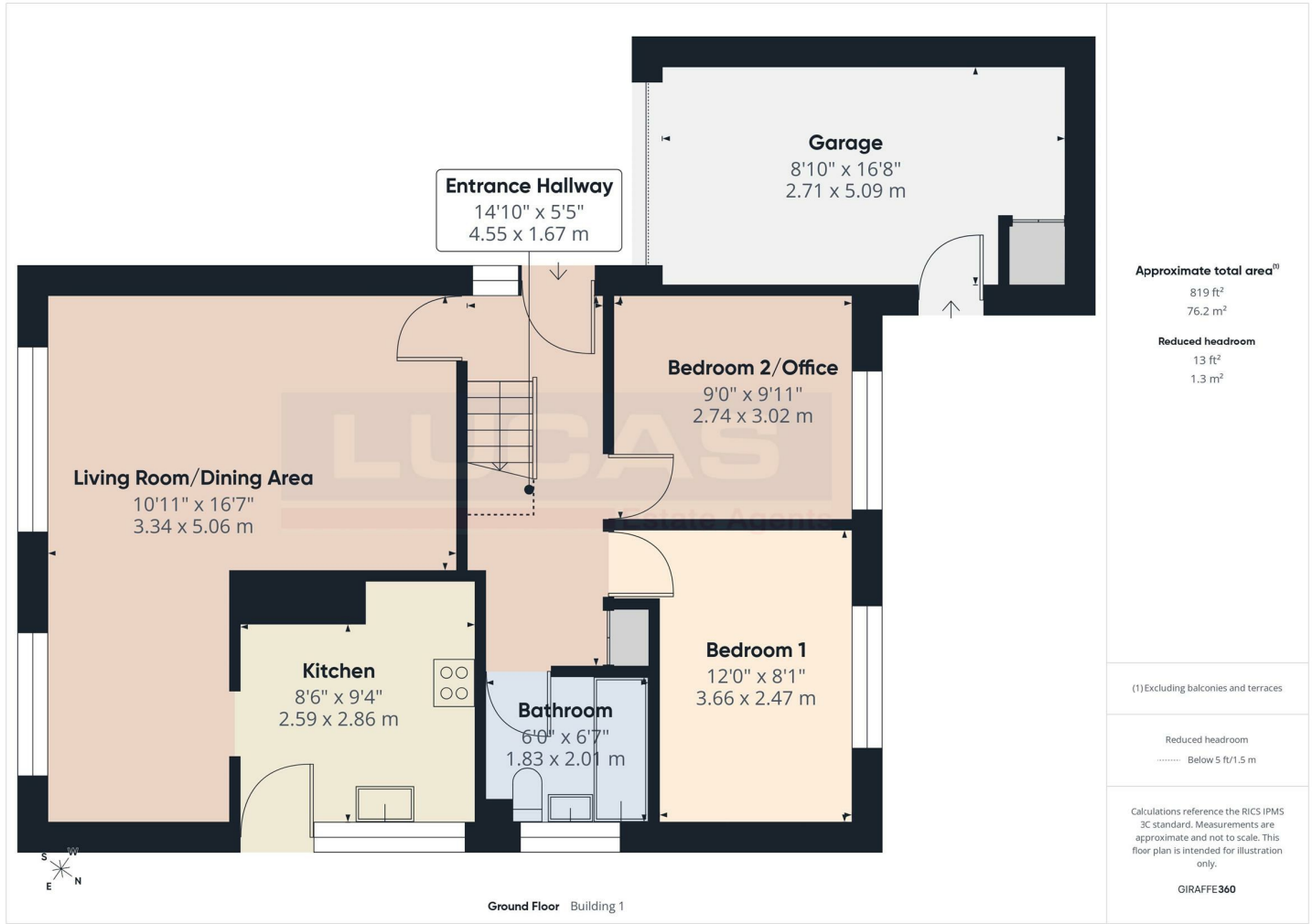
Located in a very sought position on the Penlon estate & within easy reach of local schooling, shops and numerous amenities.

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.



Local Authority
Council Tax Band E
EPC Rating D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.