



3 Stad Hen Ysgol Newborough, Llanfairpwllgwyngyll, LL61 6RA £180,000

- 3 Bedroom Semi Detached Home
- Double Parking Space
- Low Maintenance Patio to Rear
- Council Tax Band: C
- No Onward Chain
- New Boiler 2025
- EPC RATING: D





Entrance Hallway

UPVC door leads into the entrance hallway with small double radiator and pendant light, door through into WC and living room.

WC

A convenient ground floor wc with wash basin, radiator, extractor fan and pendant light.

Living Room

This well-presented living room offers a spacious area with a window to the front aspect of the property allowing natural light to brighten the space. Double radiator and pendant light.

Kitchen/Diner

A spacious kitchen diner with integrated electric oven and hob, space and plumbing for a washing machine. Stainless steel sink and drainer with swan neck mixer tap, new wall mounted combi boiler (2025). Ample space for dining table, 2 windows overlooking the rear aspect of the property, half glazed upvc door leading to rear patio area.



First Floor Landing

With insulated loft hatch access to attic space.

Bedroom 1

Bright and neutrally decorated double bedroom with white walls and carpeted floors, providing a blank canvas. Window overlooking the rear aspect of the property. Double radiator and pendant light.

Bedroom 2

Another double bedroom with window overlooking the front aspect of the property. Double radiator and pendant light.

Bedroom 3 / Study

This smaller room offers built in storage, window overlooking the front aspect of the property. Double radiator and pendant light.

Bathroom

The bathroom features a modern, clean design with a white suite including a bath with a glass shower screen, a wash basin set into a vanity unit, and a close-coupled toilet. The walls around the bath are finished with grey panelling, adding a contemporary touch. The patterned flooring adds a classic contrast while a frosted window ensures privacy and natural light, alongside a heated towel, extractor fan and pendant light.

Outside Space

To the front of the property is a gravelled double driveway, gated side access to rear patio area. The rear patio area is a compact space with low stone wall. LPG gas bottle store and space for bins and recycling.





Local Authority
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