



56 Bro Infryn Glasinfryn Glasinfryn LL57 4UR
Freehold End Terrace
£182,500

- Well-Proportioned Three-Bedroom Semi-Detached Home Adjoining A Woodland, Set On A Large Plot
- 3 Bedrooms/1 Bathroom/2 Receptions
- Generous Gardens Together With A Detached Garage And Several Useful Outbuildings.
- Excellent Renovation And Investment Opportunity With No Chain
- Epc E; Council Tax Band B £1987.33 2026/2027
- Services Mains Electric, Mains Water, Mains Drains
- LPG Bulk Tank Gas Central Heating

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Property Summary

An exciting opportunity to acquire a well-proportioned three-bedroom end terrace home being one of three, adjoining a woodland, set on a large plot, offering generous living space, practical features, and outstanding potential for modernisation. The spacious dwelling offers ample off-road parking, generous gardens together with a detached garage and several useful outbuildings.

No Onward Chain

Positioned within an established residential setting of Bro Infryn, the property presents an ideal prospect for first-time buyers, investors, or those seeking a project to create a home tailored entirely to their own tastes and requirements.

Renovations

The property does require renovating throughout and provides a blank canvas for your new home or next project.

(All double-glazed windows and door were replaced in 2018)

The property is of standard construction under a slate roof and benefits from LPG bulk tank gas central heating and double glazing and comprises of a vestibule opening into the hallway with stairs to the first floor.

Lounge/Dining Room

A spacious room divided into two areas with tilt and turn sliding patio doors to rear and window to front aspect together with a gas/electric fireplace and surround.

Kitchen

Currently including some base and wall storage cupboards offering excellent scope to be reconfigured with two windows to side aspect.

Landing

Access to loft space and window to side aspect overlooking the woodland.

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Bedrooms

Upstairs, the property comprises three bedrooms, including two well-sized bedrooms one of which includes a cast iron fireplace and one additional room that lends itself perfectly for a children's bedroom, guest accommodation, or a home office.

Bathroom

The family bathroom is functional in its current form but offers clear potential for upgrading to a stylish modern suite.

Outside Space

Wrought iron gates opening on to a large drive with ample off-road parking for several vehicles leading up to a detached garage along with side garden area with steel panel fencing bordering the boundary with a woodland beyond.

To the rear of the house are several brick-built outbuildings and a path runs to a rear yard area with a further storage outbuilding. To the side of the garage a pathway takes you to generous additional garden space with a large concrete workshop offering further storage options.

Services & Utilities

LPG Bulk Tank Gas Central Heating

Mains Water & Drainage

Broadband Up To 658 Mbps-Currently not connected.

Council Tax Band B £1987.33 2026/2027

EPC: E

Location

Exact Location: [what3words ///rehearsals.rents.greed](https://www.what3words.com/rehearsals.rents.greed)

The picturesque village of Glasinfryn is ideally situated for the many coastal attractions to be found in this part Gwynedd, and just outside the commuter city of Bangor. The university city of Bangor, which is only a stone's throw away, offers along with its neighbouring communities a wide range of shops, services and recreational facilities, ensuring that your essential needs are well catered for. Additionally, the city benefits from a first-class intercity rail service and the A55 Expressway, which westward, propels you through the lovely island of Anglesey and eastward, along much of the North Wales coastline towards Chester, Liverpool and Manchester, ultimately linking up with the UK motorway network.

AGENTS NOTES:

Note- The property is on 3 separate title plans.

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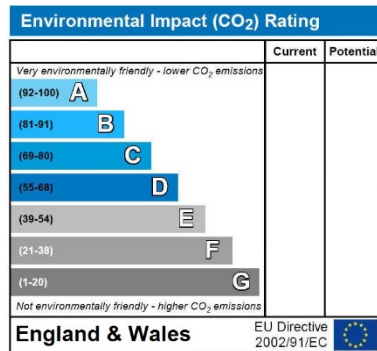
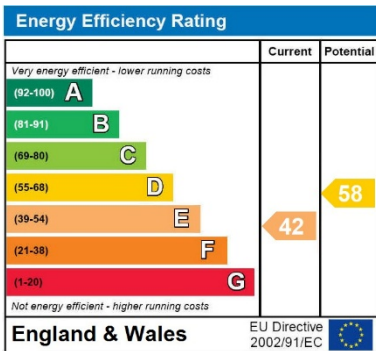
If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

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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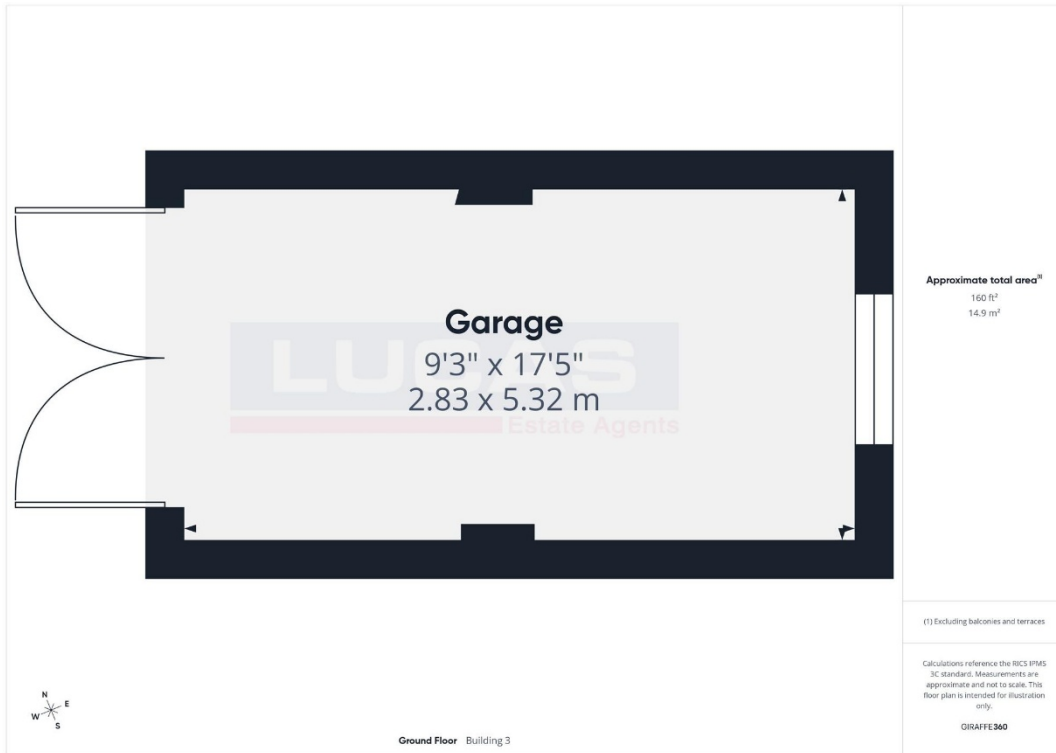


<https://find-energy-certificate.service.gov.uk/energy-certificate/3020-9051-0061-6108-1603>

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 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	
 <p>Ground Floor Building 2</p>	 <p>Ground Floor Building 3</p>	<p>Approximate total area^m 1380 ft² 128.3 m²</p>
 <p>Ground Floor Building 4</p>		<p>(1) Excluding balconies and terraces</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>

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