



Bonaventure Lon Refail Llanfairpwll LL61 5YS
Freehold Detached Bungalow
£345,000

- Occupying A Sought-After Location On Lon Refail Is This Spacious Detached Bungalow
- 3 Bedrooms/1 Bathroom/1 Reception
- No Chain
- Ample Off-Road Parking Together With A Linked Single Garage
- Established Front Garden, Generous Rear Garden, Mainly Laid To Lawn With A Paved Patio Area And Timber Garden Shed.
- EPC D; Council Tax Band D £2290.23 2026/2027; Broadband Up To Mbps-TBC
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Property Summary

Occupying a sought-after location on Lon Refail is this spacious detached bungalow enjoying an established front garden along with generous rear garden, mainly laid to lawn with a paved patio area and timber garden shed. The Property offers ample off-road parking together with a linked single garage.

The well-proportioned accommodation is of standard construction under a slate roof, comprises a glazed vestibule leading through to a spacious L shaped entrance hallway with a slingsby style ladder leading to the loft space.

No Onward Chain

Lounge/diner

With dual aspect with patio doors leading out to the rear garden, living flame gas fire with timber surround.

Kitchen

Kitchen with base and wall storage cupboards, built in cooker, space for free standing built under fridge, stainless steel sink with high gloss work surfaces and a window to front aspect.

Bedrooms

Continuing off the hallway are doors leading off into the three bedrooms, two of which have built in storage cupboards and all benefit from pleasant views overlooking the rear garden.

Bathroom

Completing the layout is a bathroom suite in white comprising a walk-in shower, low flush Wc and pedestal wash hand basin.

Externally

To the front is a tarmacadam drive leading to the garage 15' 5" x 8' 8" (4.71m x 2.65m) with up and over door and power, established shrubs and a lawned area with side access leading to a generous rear garden which is mainly laid to lawn with a patio area and garden shed.

Services & Utilities

Mains Gas Central Heating

Mains Water & Drainage

Broadband Up To Mbps-TBC

Council Tax Band D £2290.23 2026/2027

EPC: D

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Location

Exact Location

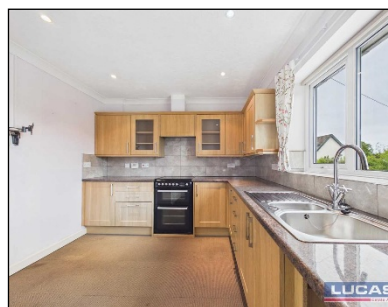
what3words ///tinsel.norms.converter

Llanfairpwll is situated on the historical A5 route which runs from London to Holyhead and is positioned close to the Menai Strait and the two historical bridges. With the A55 expressway near-by, this allows easy travel to the university city of Bangor on the mainland. Llanfairpwll boasts a good range of amenities which include a supermarket, several local shops and businesses, 2 pubs/restaurants, a post office, petrol station, dental surgery, doctors' surgery, train station and primary school whilst a secondary school lies less than 2 miles away in the town of Menai Bridge.

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

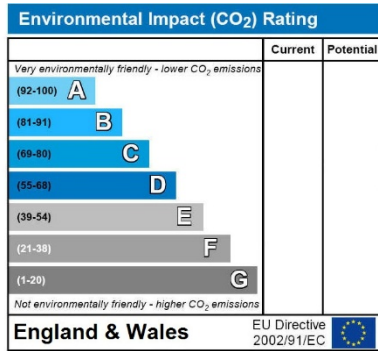
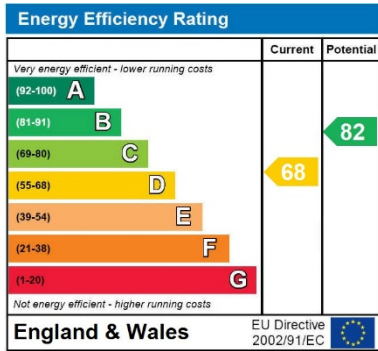
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