

56A Stad Tv Croes

, Llanfairpwllgwyngyll LL61 5JR

£265,000

LUCAS & CO

ESTATE AGENTS

- A Very Well Presented Detached Family Home
- Stylish Modern Kitchen With Marble Worktops & NEFF Appliances
- All Mains Services & Double Glazing
- Council Tax Band D
- Spacious Tarmac Driveway & Garage
- EPC Rating: C
- Conveniently Located for Local Schools & Amenities







Hallway
10'6" x 5'5"
The entrance hallway welcomes you with a bright and airy atmosphere, featuring a light wood-effect floor. A wooden banister runs alongside a carpeted staircase, leading to the upper floor.

Ground Floor WC
6'10" x 2'8"
Just off the hallway at the bottom of the stairs, a convenient, compact WC.

Living Room/Dining Area
20' x 13'2"
This spacious living room is filled with natural light from the double aspect glazing, large window to the front aspect and French doors leading to back garden. Light wood flooring runs throughout. The room comfortably accommodates multiple seating options making it perfect for relaxing or entertaining with space for dining table.

Kitchen
9' x 9'1"
The kitchen is beautifully modern and well-appointed with Neff integrated oven, microwave, gas hob and extractor. Marble worktops with matching splash backs offers a sense of style and luxury. Featuring sleek, handleless cabinetry in a light tone. A large window overlooking the garden adds to the bright, airy feel of the space. Recessed ceiling lights, and ambient plinth lights ensure the room is well lit even on darker days. Door through to compact utility space for washing machine & tumble dryer and coat hooks. Back door to rear garden area

Bedroom 1
10'8" x 10'4"
Bedroom 1 features a comfortable double bed and is presented in a fresh, light scheme with neutral flooring and walls. A large window allows plenty of natural daylight to fill the room, making it airy and welcoming.

Bedroom 2
9'1" x 10'4"
Bedroom 2 is a cheerful and child-friendly space . A large window overlooks the garden, letting in good natural light.

Bedroom 3
7'10" x 8'7"
Bedroom 3 offers a bright and compact space with a carpeted floor and neutral walls. The large window provides ample daylight.

Bathroom
5'1" x 8'7"
The bathroom is contemporary and bright with light-coloured wall and floor tiles that enhance the sense of space. A walk-in mains fed, good pressure shower with a glass screen, a modern basin set in a vanity unit, and a toilet. A heated towel rail and a window provide both comfort and ventilation, making this bathroom a practical and inviting space.

Garage
18'1" x 8'9"
Spacious garage ideal for storage with up and over door, with power, lighting and water.

Externally
The rear garden is a delightful outdoor space combining a well-maintained lawn and a paved patio area, perfect for relaxing or dining outside. The garden is bordered by tall hedges and mature planting, providing a good level of privacy and a pleasant natural backdrop. Stone steps and rock features add character to the garden's layout, creating a peaceful and private retreat. To the front of the property a large tarmac driveway, access to garage and side gate to the rear garden.

Notes
Ceilings have been reskimmed by current owners.
Worcester Bosch Combi Boiler in airing cupboard on landing.
Slingsby ladder access to loft.









Approximate total area(1)

926 ft²

86 m²

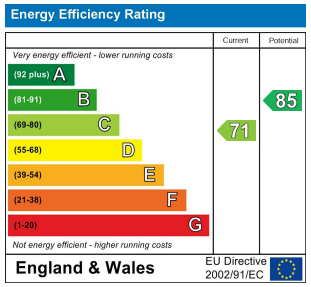
(1) Excluding balconies and terraces

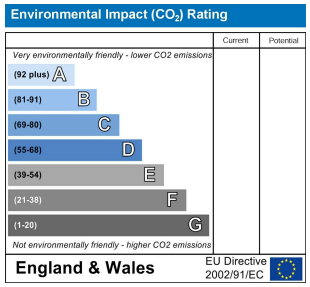
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









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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.

Local Authority

Council Tax Band **D**

EPC Rating **C**