



19 Pant Lodge Estate, Llanfairpwllgwyngyll, Isle
Of Anglesey, LL61 5YW



Price: £305,000

- Set on Generous Corner Plot in Cul de Sac
- Spacious Detached Bungalow with Great Potential
- Re -Roofed, Gas Central Heating, UPVC Double Glazing
- 2 Reception Rooms Fitted Kitchen
- Side Aspect to Open Fields and Mountain Views
- 2 Double Bedrooms, Shower Room & Cloaks
- Large Attic Space (Potential for Conversion)
- Off Road Parking & Garage, Rear Garden
- External Sun Room, Under Floor Storage
- No Ongoing Chain, EPC E





Accommodation

Side double glazed door to

Entrance Porch 4' 9" x 2' 4" (1.44m x 0.7m)

Entrance Hallway 14' 5" x 7' 2" (4.4m x 2.18m) max
Radiator, Loft access with retractable ladder to LARGE LOFT SPACE (13.44m X 4.29m) Max - Potential for conversion subject to consents. Built in cloaks cupboard, built in cupboard housing gas central heating boiler.

Lounge 17' 0" x 11' 10" (5.18m x 3.6m)
Feature fireplace and gas fire, rear picture window with views to garden, radiator.

Dining Room 11' 10" x 10' 6" (3.6m x 3.2m)
Full height picture window with view to field, radiator.

Fitted Kitchen 11' 10" x 10' 10" (3.6m x 3.3m)
Well fitted with a good range of base and wall units with working surfaces, tiled surrounds and inset sink unit. Built in double oven, gas hob and cooker stainless steel canopy and splash back , Housing for fridge freezer and washing machine, double glazed door and window.

Cloakroom 5' 5" x 5' 1" (1.66m x 1.56m)
Vanity units with wash basin and concealed cistern w.c., double glazed window



Shower Room 8' 2" x 5' 7" (2.5m x 1.69m)

Refitted with corner shower cubicle and electric shower vanity units with wash basin and concealed cistern w.c., radiator, double glazed window.

Bedroom 1 15' 1" x 11' 10" (4.6m x 3.6m)

Double glazed window, radiator, Bedroom furniture/wardrobes.

Bedroom 2 11' 10" x 10' 6" (3.6m x 3.2m)

Double glazed window and radiator.

Exterior

Front - Off road parking and drive with ample room for several vehicles and access to garage. Gate and arch to rear. Front garden to grass. Side - Patio area and garden shed steps to Rear - Good sized garden to grass shrubs and bushes with patio areas and access to under floor storage. External Sun Room (2.5m x 2.26m) Double glazed upvc windows and door.

Garage 16' 10" x 9' 2" (5.13m x 2.8m)

Up and over door

Facilities - Mains Gas Central Heating, UPVC Double Glazing

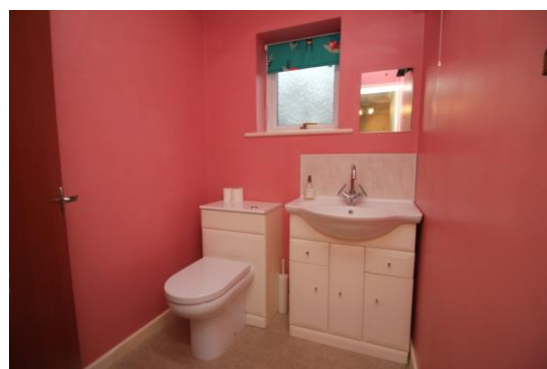
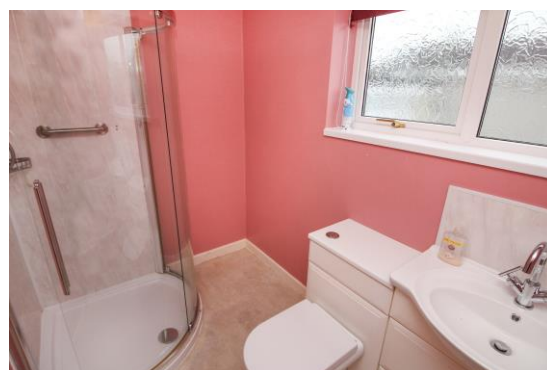
Services - Mains Water Gas Electricity and Drainage

Tenure - Freehold

Council Tax Band E Energy Performance Rating E

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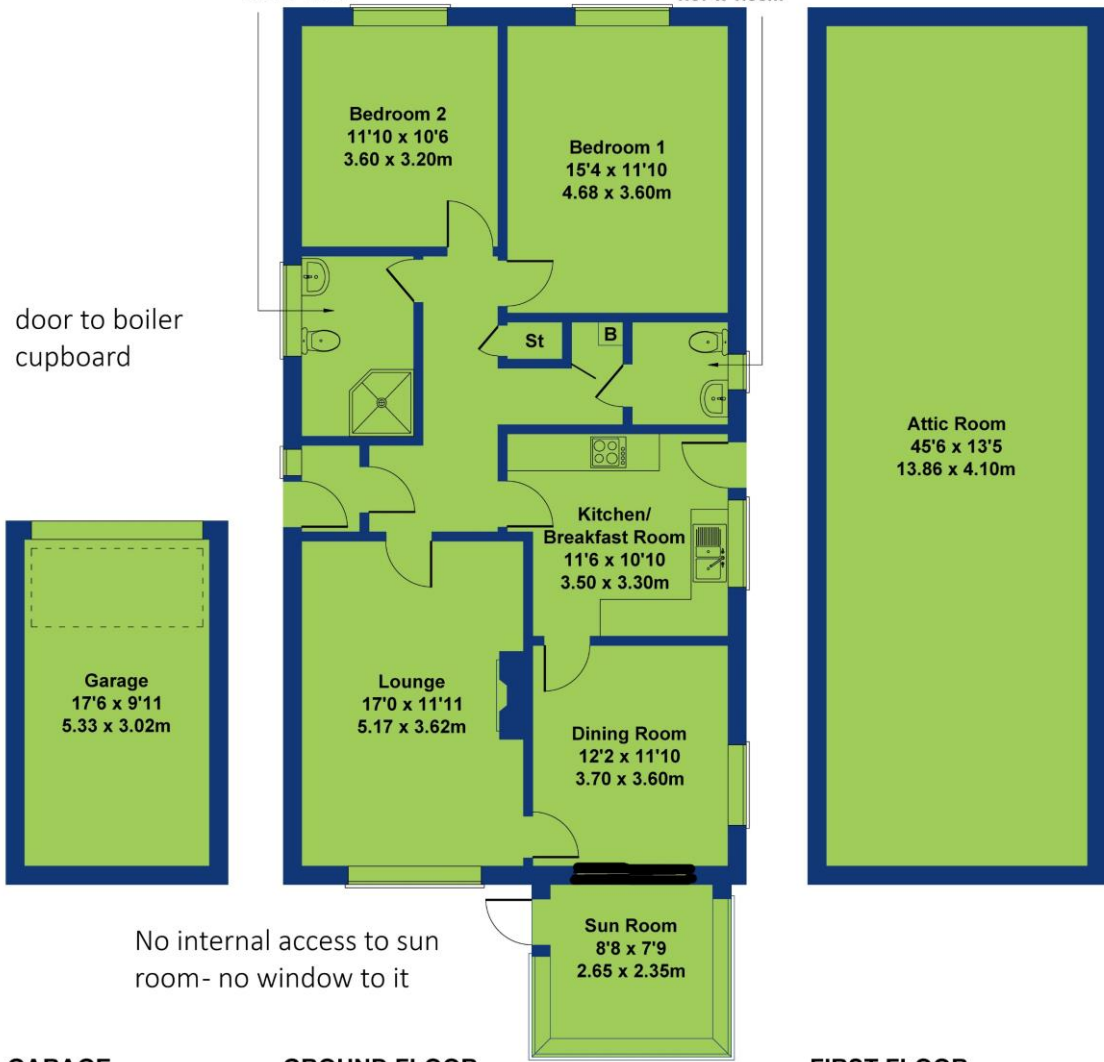


19 Pant Lodge Llanfaripg

Approximate Gross Internal Area
1905 sq ft - 177 sq m

Shower Room 8'4 x 5'6
2.54 x 1.68m

WC 5'6 x 5'1
1.67 x 1.56m



GARAGE

GROUND FLOOR

FIRST FLOOR

No internal access to sun room- no window to it

Not to Scale. Produced by The Plan Portal 2025
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