

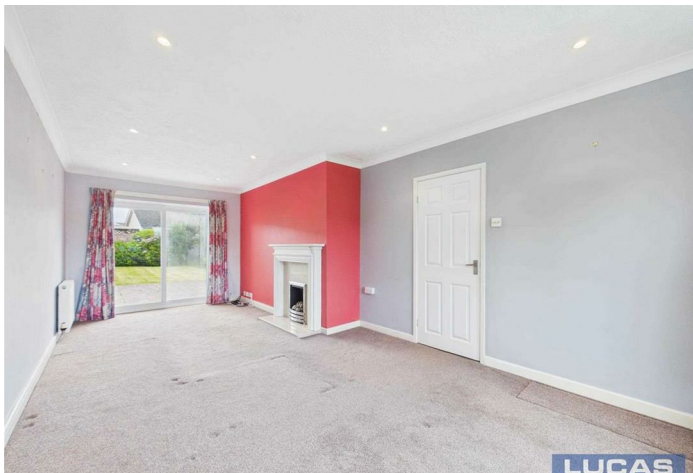


£345,000 Freehold

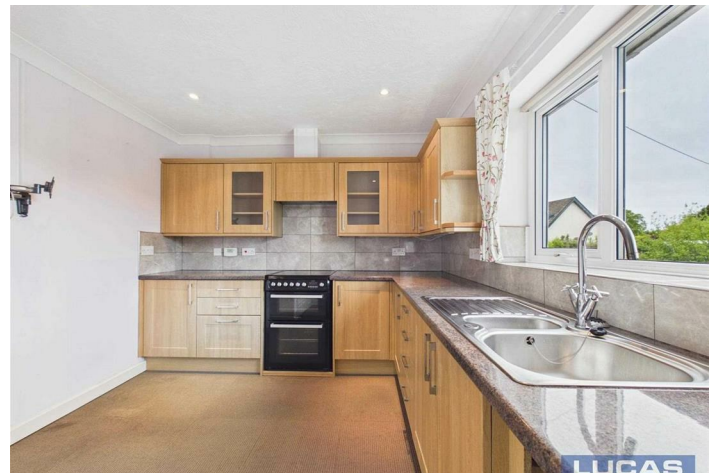
LUCAS & Co
Estate Agents

Bonaventure Lon Refail Llanfairpwll, LL61 5YS

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



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A delightful spacious detached bungalow set within established, generous gardens, mainly laid to lawn with a paved patio area and timber garden shed to the rear of the property. The spacious dwelling offers ample off-road parking together with a linked single garage.

The well-proportioned bungalow 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



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, severa

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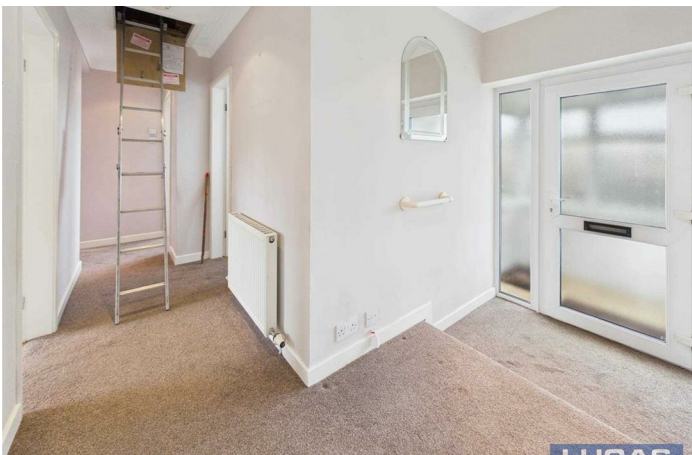
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 68	Potential: 82
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current: 68	Potential: 82
England & Wales	EU Directive 2002/91/EC



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Local Authority
Council Tax Band D
EPC Rating D



Lucas & Co Estate Agents

22 High Street, Menai Bridge, Isle of Anglesey, LL59 5EE

Contact

01248 714567
menai@lucasestateagents.com

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.