



Y Bryn Penbodeistedd Llanfachell LL68 0RE  
Freehold Detached Bungalow  
£245,000

- Spacious Detached Bungalow With Benefit Of No Onward Chain
- 4/5 Bedrooms/2 Bathrooms/1/2 Receptions
- The Bungalow Requires Modernisation Throughout (Except For Converted Garage 2019, Now Bedroom 5 En Suite)
- Located In The Semi Rural Village Of Llanfachell Some 2 Miles From The Seaside Harbour Village Of Cemaes
- Off Road Parking, Very Generous Rear Garden
- Council Tax Band C £1863.68 2025/2026; Broadband Up To 649 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Modern Electrical Radiators, EV Charging Point.

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 or 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

Located In The Semi Rural Village Of Llanfachell Some 2 Miles From The Seaside Harbour Village Of Cemaes Is This Spacious Detached Bungalow Set In Generous Gardens Together With Off Road Parking. The Bungalow Is In Need Of Some Modernisation And Offers Plenty Of Potential With Ample Internal Space Throughout Including A Generous Loft Space. In 2019 The Original Garage Was Converted Into An Additional Bedroom En Suite With Separate External Access, And As Such The Property Offers Potential For 4/5 Bedrooms If Required. Also Benefits From No Chain...

The accommodation which benefits from electric storage heaters central heating and double glazing briefly comprises a front porch with two windows to front aspect and door into a very spacious T shaped reception hallway with built in cloaks cupboard, wall mounted storage cupboard, electric storage heater, access to a spacious loft with Slingsby style ladder, parquet style flooring, doors leading off into the lounge with electric fireplace with tiled surround, window to front aspect, modern kitchen with base and wall storage cupboards with complementary work surfaces, stainless steel sink with mixer tap, Neff integrated double oven, touch control hob with integrated extractor over, ceramic tiled flooring, window to rear aspect, door to rear porch with window and door leading out to the rear garden and opening through to a walk in pantry cupboard, dining room/bedroom 2 with window to rear aspect and electric storage heater, bedroom 1 with built in double wardrobe, window to front aspect and electric storage heater, bedroom 3 with window to side aspect and electric storage heater, bedroom 4 with window to rear aspect and electric storage heater, bathroom with panelled bath with electric shower over, Wc with low level cistern, pedestal wash hand basin, low maintenance wall cladding, low maintenance flooring, frosted window to rear aspect, wall mounted heater.

### Externally

Tarmacadam drive with ample off-road parking for 3/4 vehicles with a lawned area bordered by a mature hedge, EV charging point. To the side is a timber garden storage shed and to the left side is a timber gate leading to the side pathway with a separate door leading into bedroom 5 en suite bathroom room (formerly the garage) briefly comprising a meter cupboard, window to front aspect, electric storage heater and door into the en suite bathroom briefly comprising a modern suite with shower cubicle with electric shower, low flush Wc, pedestal wash hand basin, chrome heated towel rail, extractor fan and low maintenance flooring. Continuing to the rear is a generous garden split into two sections with lawned area and mature hedges bordering with timber pergola leading through to a longer and narrower lawned garden area with mature trees and hedge bordering the boundary.

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## Location

Situated in the charming village of Llanfechell, this property enjoys a prime location close to the popular village of Cemaes. The Pretty Harbour Seaside Village Of Cemaes Bay Is A Short Drive From The Village Of Llanfechell With Its Local Amenities To Include Shop, Public House, Café & School, Beaches And Coastal Walks

## Agents Notes

The property is of standard construction under a slate roof.  
Garage converted to a fifth bedroom en suite in 2019.  
EV charging point.

Council Tax Band C £1863.68 2025/2026  
Broadband Up To 649 Mbps

## Exact Location

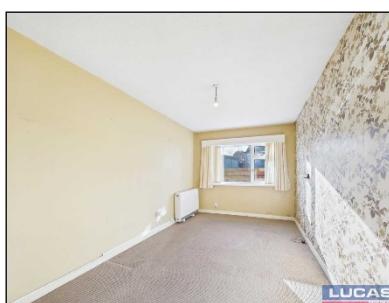
what3words //vague.irony.flamenco

**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

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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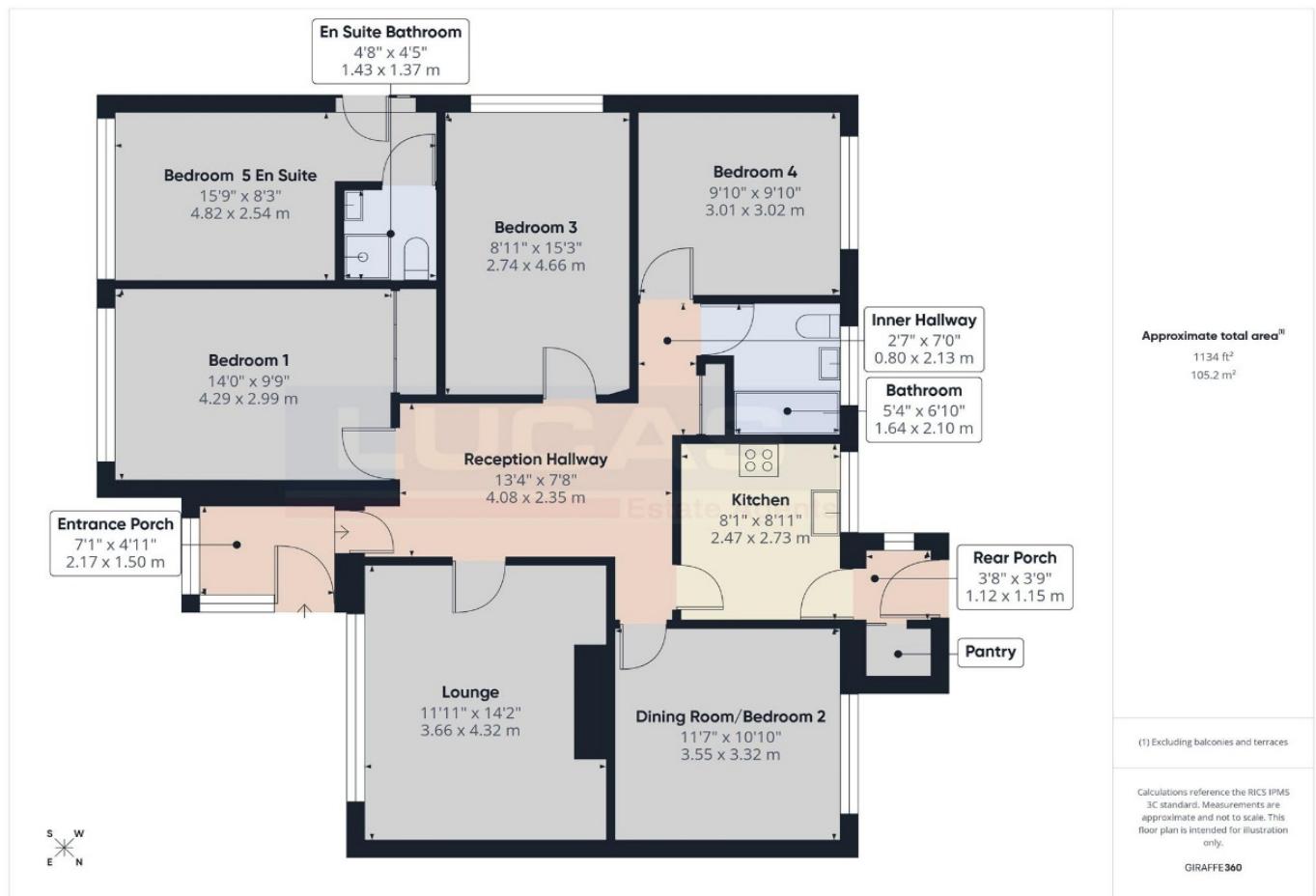


| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         | 94        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 56                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-100) <b>A</b>   |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

<https://find-energy-certificate.service.gov.uk/energy-certificate/3300-6410-0222-1025-3993>

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