



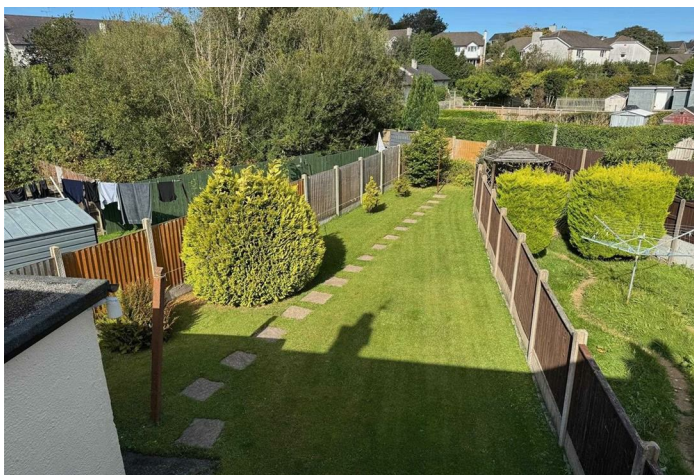
Offers Around £240,000
Freehold

LUCAS & Co
Estate Agents

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Llanfairpwll, LL61 5JE

- A Very Well-Appointed Semi-Detached Family Home -No Chain
- From The Front Aspect There Are Distant Mountain Views long With Pleasant Views Of Trees & Rooftops To The Rear From The Upper Floor
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired
- Off Road Parking On The Gravelled Driveway Together With Lawned Gardens To Both Front & Rear
- Restriction On Title Section 157 Of The Housing Act 1985 It Requires Buyers To Have Lived Or Worked In The Region For At Least 3 Years .





A Very Well-Appointed Semi-Detached Family Home With The Added Benefit Of Having No Chain & Centrally Located In The Very Popular Village Of Llanfairpwll & Within Easy Walking Distance Of Primary School, Health Centre, Convenience Store & Numerous Village Amenities. The Well-Proportioned Property Has Off Road Parking On The Gravelled Driveway Together With Lawned Gardens To Both Front & Rear Along With Two Storage Outbuildings. From The Front Aspect There Are Distant Mountain Views Along With Pleasant Views Of Trees & Rooftops To The Rear From The Upper Floor. Please Note The Property Has A Restriction On Title Section 157 Of The Housing Act 1985 It Requires Buyers To Have Lived Or Worked In The Region For At Least 3 Years .

Entrance Hallway

12'1" x 6'10"

This welcoming entrance hallway provides access to the main living areas of the home. It is spacious enough to accommodate everyday movement and connects to the kitchen, lounge/diner, and WC, making it a practical start point for the property. The hallway enjoys natural light from a nearby window.

Kitchen

8'2" x 10'11"

The kitchen features traditional wood cabinetry with ample worktop space and a tiled splashback. It benefits from natural light through a window above the sink and has a door leading outside or to additional storage. The kitchen connects directly to the lounge/diner, providing a practical layout for family living or entertaining.

Lounge/Diner

10'0" x 18'3"

A spacious lounge/diner featuring a large window that fills the room with natural light and a fireplace that adds a cosy focal point. The room is carpeted and decorated with neutral tones, offering a flexible space for relaxation or dining. It has two doors leading to the entrance hallway and the kitchen area, creating an open yet defined living space.

WC

2'6" x 6'10"

The downstairs WC is a practical addition featuring a toilet and a washbasin, with a window providing natural light and ventilation. Its location adjacent to the entrance hallway adds convenience for residents and guests alike.

Bedroom 1

14'11" x 9'9"

Bedroom 2

10'2" x 10'11"

Bedroom 3

9'0" x 6'11"

Bathroom

5'6" x 7'0"

The family bathroom includes a bathtub with overhead shower, a pedestal basin and a WC. It is finished with mid-height tiled walls in a dark blue shade contrasting with the white sanitaryware, and wood-effect flooring. A frosted window provides natural light and privacy.

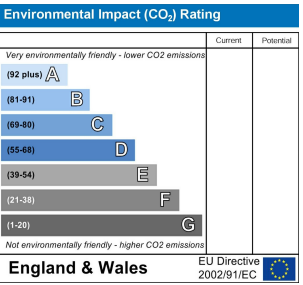
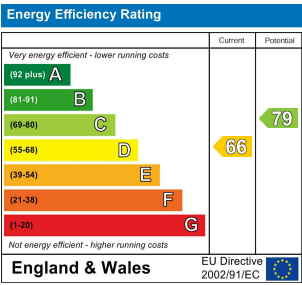
Front Exterior

The front garden is a well-maintained green space with neatly trimmed bushes and a small paved entrance path leading to the front door. It is enclosed by a low wall and hedge, offering a welcoming aspect from the street and space for planting or outdoor seating.

Rear Garden

The rear garden is a long, fenced-in lawn with a central path of stepping stones leading from the house to the far end. It is bordered by wooden fencing and includes mature shrubs and small trees, providing a private and spacious outdoor area ideal for gardening, play, or relaxation.





Local Authority
Council Tax Band D
EPC Rating D



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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.