



6 Bryn Salem Ffordd Caergybi Llanfairpwll LL61 5YA  
Freehold End Terrace  
Offers Invited £220,000

- Very Well-Presented End Terrace Home Ideally Placed Within The Village
- 3 Bedrooms/1 Bathroom/1 Reception
- Off Road Parking For 3 Vehicles
- Low Maintenance Garden Front & Rear
- Centrally Located With Co-Op Store Within Easy Walking & Bus Services
- EPC C; Council Tax Band C £2035.65 2025/2026; Broadband Up To 648 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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 of 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

Whether you're taking your first step onto the property ladder or looking for a comfortable, low- maintenance family home, this well-presented three-bedroom terraced property in the heart of Llanfairpwll ticks every box. With private parking for three cars, gardens front and rear, and a kitchen fitted to a high standard, this is a home you can move straight into and simply enjoy.

From the moment you arrive, the property makes a great impression. A slate-canopied entrance leads into a welcoming reception hall, setting the tone for the well-maintained accommodation throughout.

The spacious lounge and dining room stretches to over 17 feet and is flooded with natural light through uPVC double glazed patio doors that open directly onto the rear garden — perfect for relaxed evenings or entertaining friends and family.

The breakfast kitchen is the real heart of the home. Fitted with stylish Shaker-style cabinetry, granite-effect worktops, and a full complement of integrated appliances — including a four-burner gas hob, fan-assisted electric oven, and fridge freezer — it's a kitchen designed for real life. There's also plumbing for a washing machine, space for a condenser dryer, and a concealed combi boiler that keeps everything running efficiently.

### First Floor

Upstairs, an elegant turned staircase leads to three well-proportioned bedrooms, each finished with coved ceilings and uPVC double glazed windows.

The principal bedroom (11' x 10'7") sits at the front of the house and offers a comfortable, quiet retreat.

Two further bedrooms to the rear make ideal children's rooms, a home office, or guest accommodation — whatever your lifestyle demands.

The family bathroom is fully tiled and fitted with a white suite, including a panelled bath with a Mira electric shower, wash basin, and WC. A ladder-style heated towel rail adds a touch of everyday comfort.

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## Outside Space

Outside, the property has been designed with convenience in mind. To the front, a large, gravelled garden with a mature tree and paved patio area creates a smart kerb appeal, while a concreted hardstanding provides private off-road parking for three cars — a valuable asset in this central location.

A paved side path leads independently to the rear garden, a private, low-maintenance gravelled space with a laurel hedge providing a natural boundary and a real sense of seclusion.

## Parking

Off road parking for 3 vehicles

## Location

Situated on Bryn Salem in the centre of Llanfairpwll, the property is ideally placed for everyday conveniences — the local Co-op is moments away, and excellent road links provide easy onward travel toward Holyhead and the wider Isle of Anglesey.

## In Summary

Three bedrooms

Spacious lounge/dining room with patio doors to the garden

High-spec breakfast kitchen with integrated appliances

Gas central heating & full uPVC double glazing throughout

Private off-road parking for three cars

Low-maintenance gardens front and rear

Freehold Council Tax Band C

Convenient central village location

Viewing is strictly by appointment. Contact us today to arrange your visit — homes like this don't stay on the market for long.

## Agents Notes

The property is of standard construction under a tiled roof.

Allocated parking is provided for 3 vehicles.

Two new windows to bedroom and kitchen installed in 2024.

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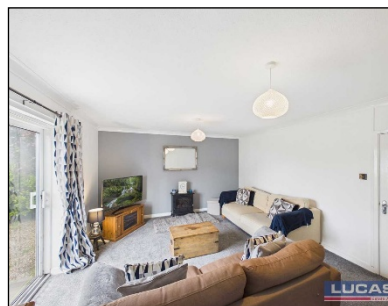
Council Tax Band C £2035.65 2025/2026  
Broadband Up To 648 Mbps

Exact Location  
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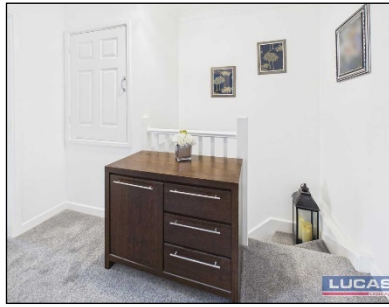
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

#### Note to Customers

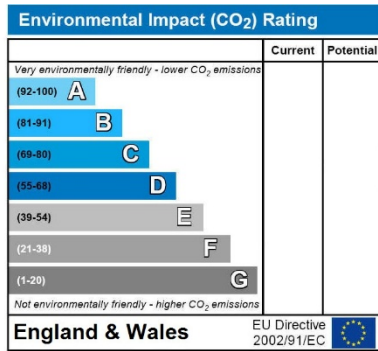
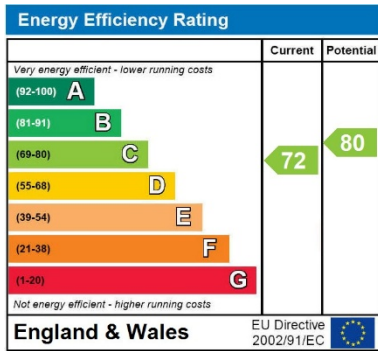
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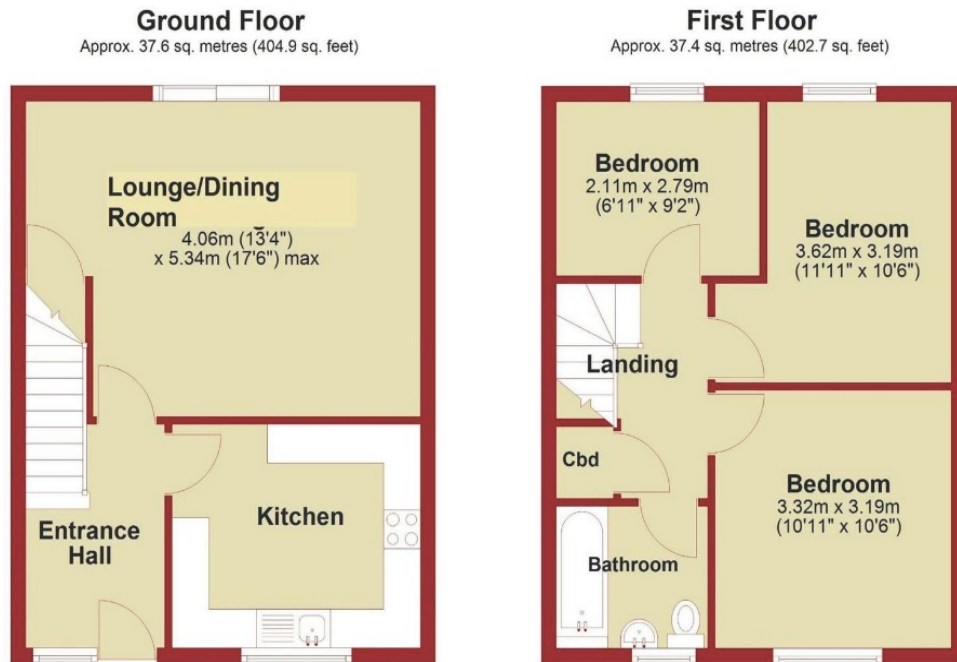
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## Floorplan 1



Total area: approx. 75.0 sq. metres (807.5 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

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