



Offers In The Region Of
£220,000

LUCAS & Co
Estate Agents

6 Bryn Salem

Ffordd Caergybi, Llanfairpwll, LL61 5YA

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





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.

Entrance Hallway

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.

Lounge

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.

Kitchen

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.

Bedrooms

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.

Bathroom

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.

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.

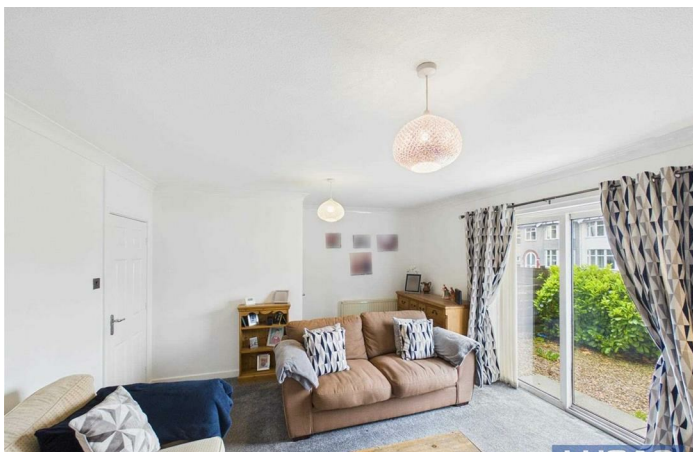
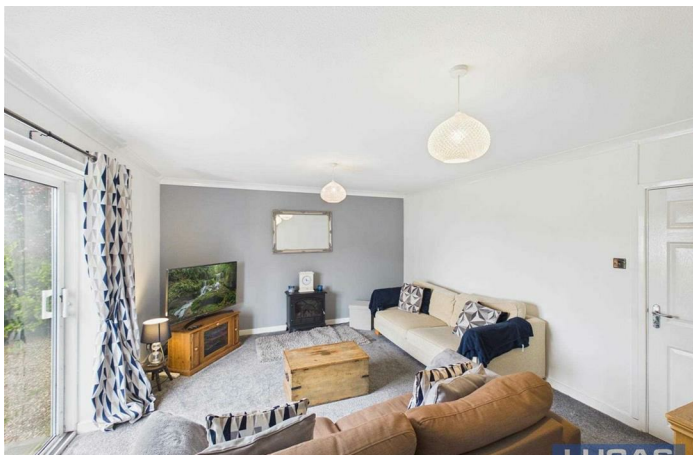
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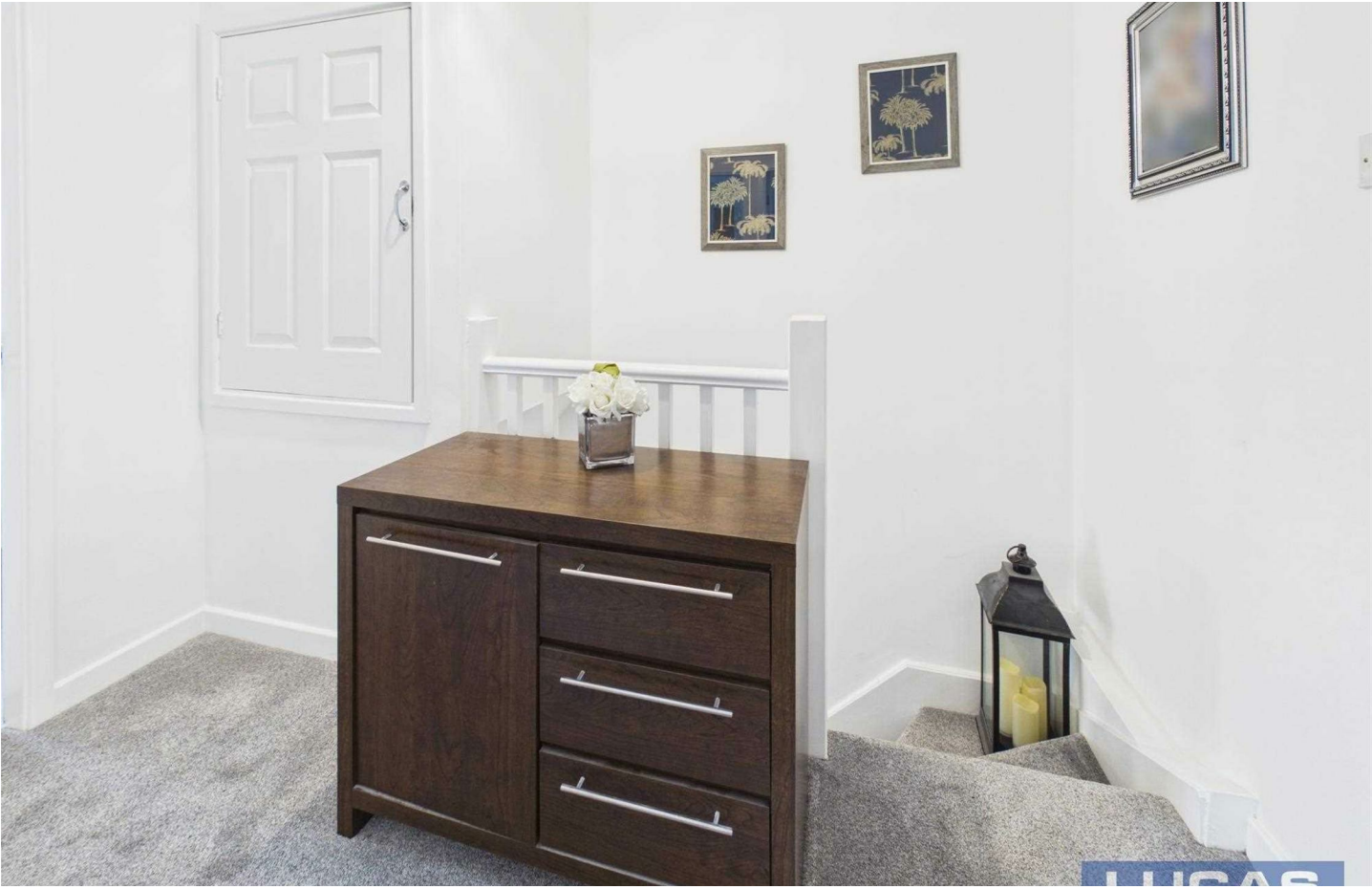
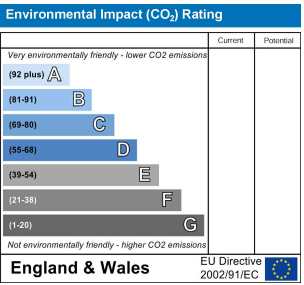
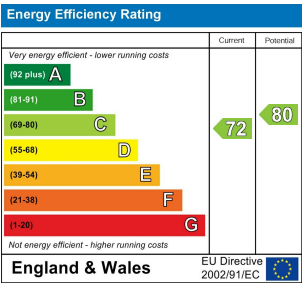
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Agents notes

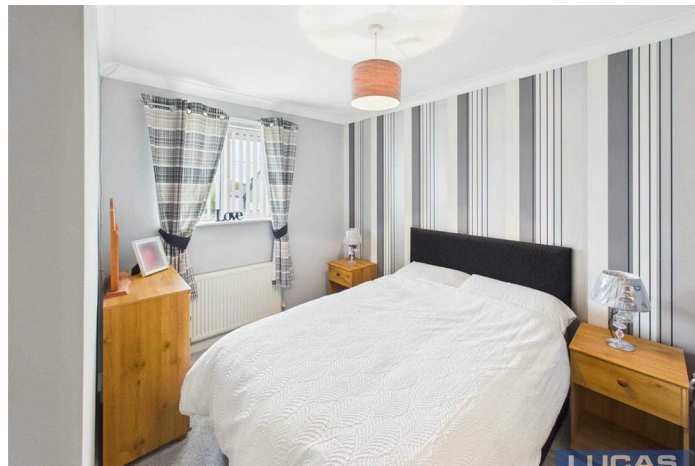
Agents Notes

The property is of standard construction under a tiled roof. Two new windows to bedroom and kitchen installed in 2024.





Local Authority
Council Tax Band C
EPC Rating C



Floorplan 1

Ground Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.7 sq. feet)



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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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.