



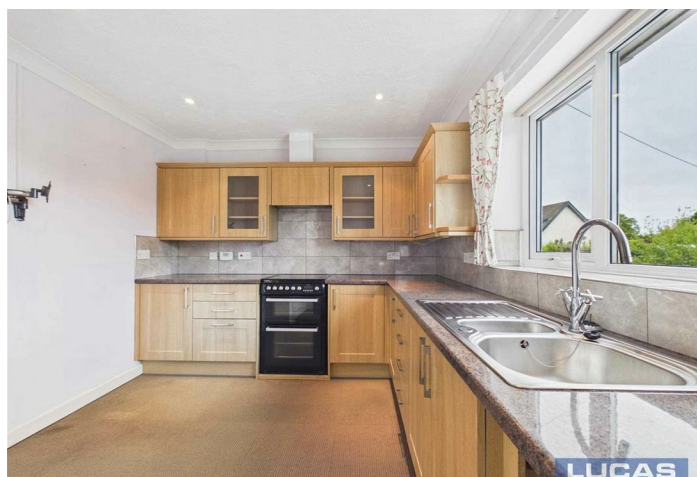
£345,000
Freehold

LUCAS & Co
Estate Agents

Bonaventure Lon Refail

Llanfairpwll, LL61 5YS

- Spacious Detached Bungalow-No Onward Chain
- Front Garden, Generous Rear Garden, With A Paved Patio Area & Timber Garden Shed.
- Ample Off-Road Parking Together With A Linked Single Garage
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired





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, extractor fan.

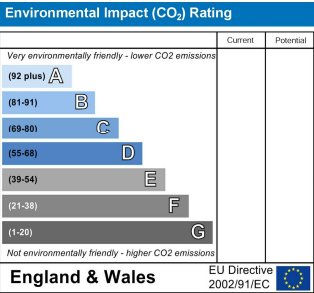
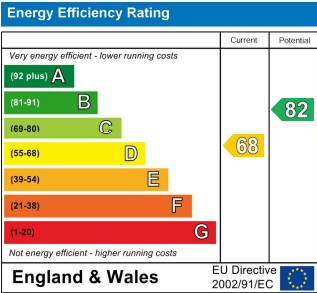
Externally

To the front is a tarmac 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





Local Authority
Council Tax Band D
EPC Rating D



Ground Floor



Floor 1

Approximate total area^m

1691 ft²
157.1 m²

Reduced headroom

506 ft²
47 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.