



81 Penlon Menai Bridge LL59 5NE  
Freehold Semi-Detached Bungalow  
Offers Invited £225,000

- Well Presented And Very Spacious Extended Semi-Detached Bungalow Located On The Popular Penlon Estate
- 3/4 Bedrooms/2 Bathrooms/1/2 Receptions
- Very Low Maintenance Gardens Front & Rear
- Drive With Off Road Parking, Flagged Patio & BBQ Area At Rear.
- Chain Free
- EPC D; Council Tax Band C £1931.92 2025/2026; Broadband Up To 65 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

A Well Presented And Very Spacious Extended Semi-Detached Bungalow Located On The Popular Penlon Estate Providing Excellent Family Accommodation Throughout Together With Very Low Maintenance Gardens Front & Rear. Externally Drive With Off Road Parking, Flagged Patio & BBQ Area At Rear. Very Convenient For The A55 Expressway, Primary & Secondary Schools, The Town Centre Is Around 10 Minutes' Walk. No Onward Chain

The accommodation which benefits from gas central heating and double glazing briefly comprises side entrance door into a L shaped entrance hallway with built in cupboard and doors leading off into the lounge with living flame gas fire with brick built surround, tiled hearth and timber mantel with matching side plinth, coved ceiling, dado rail, floor to ceiling window to front aspect, stairs to a spacious attic/play room with access to eaves storage, built in storage cupboard and window to side aspect.

Continuing off the hallway are further doors off into bedroom 2 with a Velux roof light and coved ceiling, bedroom 4 with coved ceiling and window to front aspect, bathroom briefly comprising a full width walk in shower with glass screen and electric shower, back to the wall Wc with adjoining vanity sink cupboard, complimentary floor and wall tiling, celestory frosted window to side, dining room with low maintenance flooring, wall mounted central heating boiler, window to side aspect and square opening into the kitchen with a range of base cupboards with complementary work surfaces, stainless steel sink with mixer tap, tiled splash back, integrated eye level oven, gas hob with chimney style extractor over, coved ceiling, low maintenance flooring, French doors leading out to low maintenance patio area and door off into bedroom 3/office with coved ceiling and window to rear aspect overlooking the patio area.

Continuing off the kitchen is a door through into bedroom 1 en suite bathroom with solid beech flooring, access to loft area, sliding doors to enclosed rear patio area, doors to walk in wardrobe with solid beech flooring, French doors into a sun porch with sliding doors out onto the driveway at the front and door leading off into the en suite bathroom briefly comprising a bespoke mobility walk in shower/bath with electric shower, pedestal wash hand basin, bespoke low level Wc, chrome heated towel rail, low maintenance wall cladding, low maintenance flooring, recessed lighting and frosted window to rear aspect

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## Externally

### Front Garden

Off Road Parking, Elevated Decking Area, Water Point

### Rear Garden

Low Maintenance Flagged Patio With Access To Master Bedroom & Kitchen. An Enclosed Area Suitable For Pets With Ample Space For Table & Chairs And BBQ Area, Water Point. Electric Point.

## Location

Located In A Very Sought Position On The Penlon Estate & Within Easy Reach Of Local Schooling, Shops And Numerous Amenities. The Town Of Menai Bridge Offers Excellent Facilities And Amenities To Include A Wide Range Of Local Shops, Supermarket, Doctors Surgery, Primary And Secondary Schools And Lies On The Bank Of The Beautiful Menai Strait. The Property Is Also Conveniently Placed For Easy Access Onto The A55 Expressway With Its Road Links To The Sea Port Of Holyhead And Along The North Wales Coast Into Cheshire.

## Agents Notes

The property is of standard construction under a tiled roof.

Council Tax Band C £1931.92 2025/2026

Broadband Up To 65 Mbps

## Exact Location

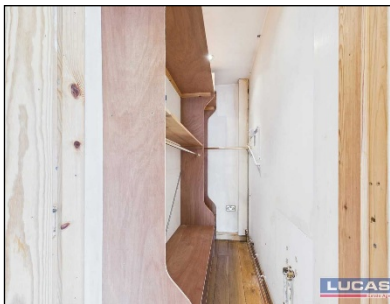
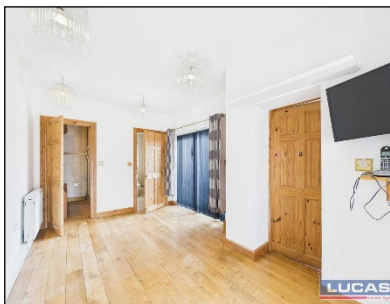
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AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

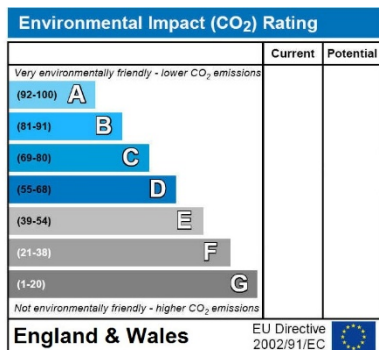
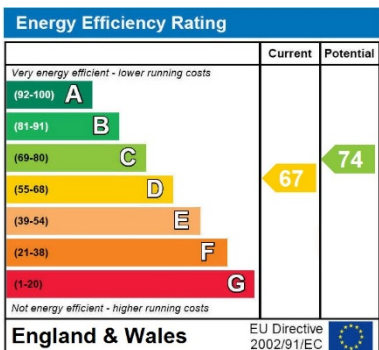
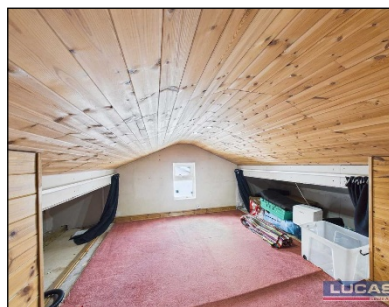
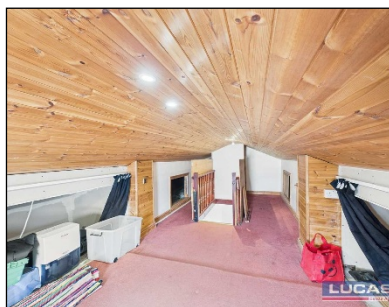
## Note to Customers

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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<https://find-energy-certificate.service.gov.uk/energy-certificate/5235-0321-0500-0084-4202>

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