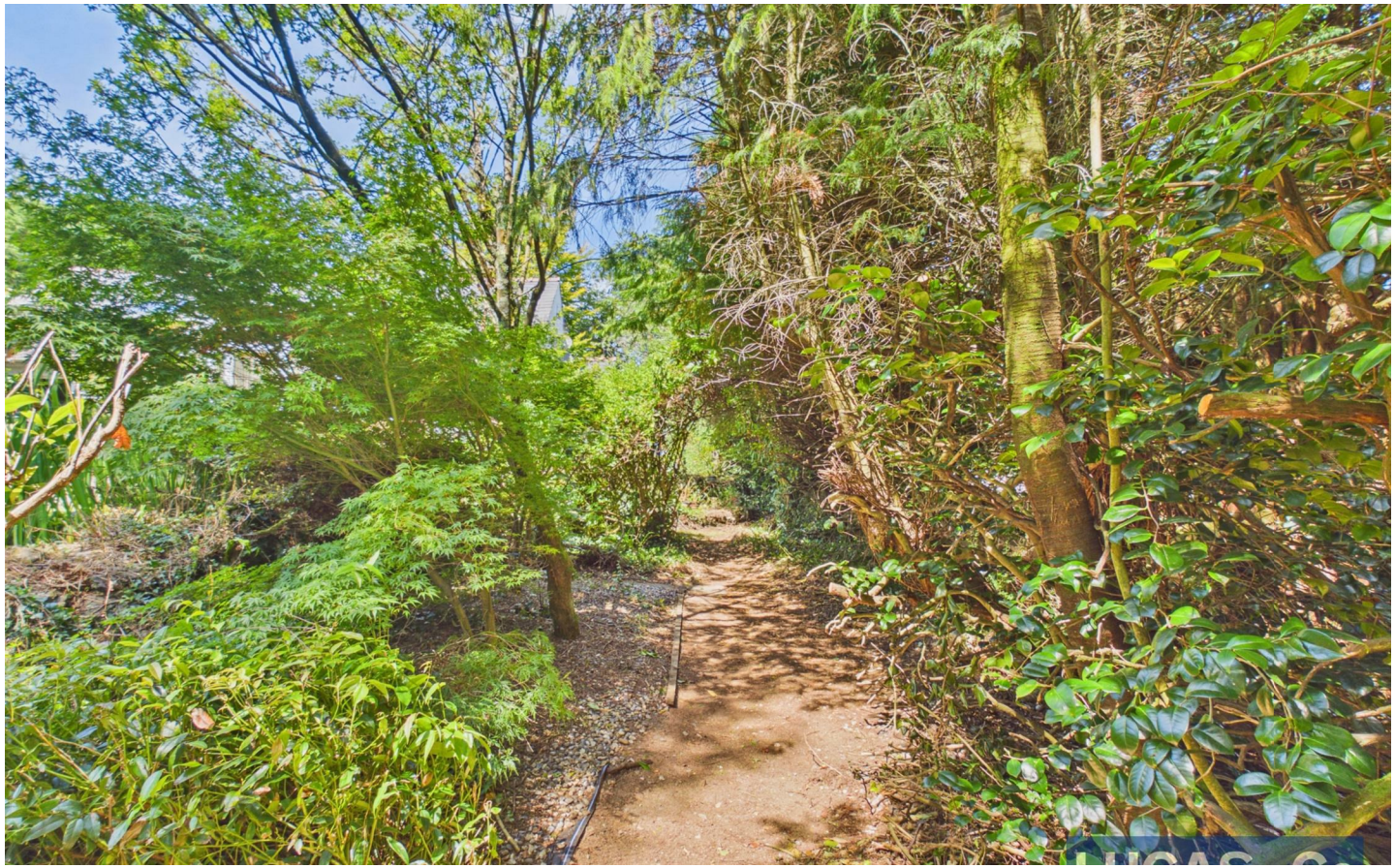


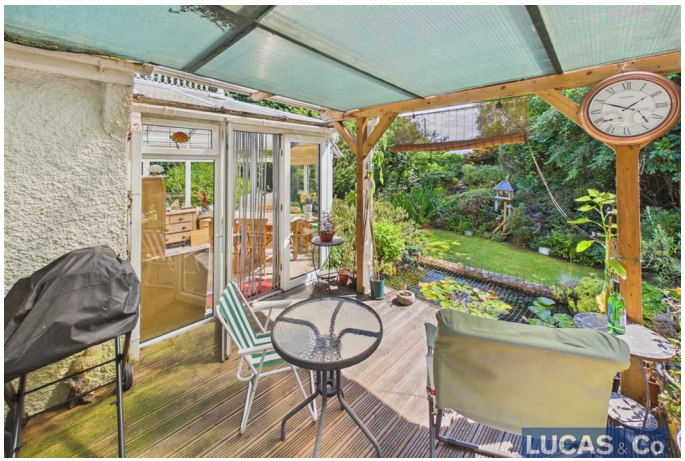
West Winds Lon Refail , Llanfairpwllgwyngyll LL61 5YN £350,000

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- Detached Bungalow Situated in a Highly Desirable Loaction
- EPC Rating D
- Extremely well Placed For Access to the A55 Expressway, Schools, Hospital & University of Bangor
- Set within approx 3/4 Acre of Very Well Established Gardens & Woodland
- Some Cosmetic Upgrading Required Throughout
- Integral Garage & Private Paved/Tarmac Driveway







Entrance Hallway
20'8" x 4'9"
The Entrance Hallway welcomes you into the home with a bright, airy space featuring a window that looks out onto garden.

Kitchen
11'11" x 14'2"

Lounge
16' x 15'10" m
The Lounge is a generous room with a large window that fills the space with natural light, connecting seamlessly to a bright Conservatory where the views of the garden can be enjoyed year-round. The Kitchen offers a practical workspace with classic wood cabinetry and a door leading to the Rear Porch, which provides access to the Garage.

Conservatory
11'9" x 10'9"

WC
2'11" x 5'6"

Bedroom 1
13'1" x 11'11"

Bedroom 2
13'9" x 9'2"

Bedroom 3
8'11" x 11'11"

Attic
13'7" x 12'7"
The Attic features an adaptable space with a Studio Office, providing a private area with mountain views from the skylight windows. The Attic room offers additional space with a mix of ceiling heights due to sloping roof lines, creating a versatile environment for work or leisure.

Attic Studio Office
12'12" x 16'1"

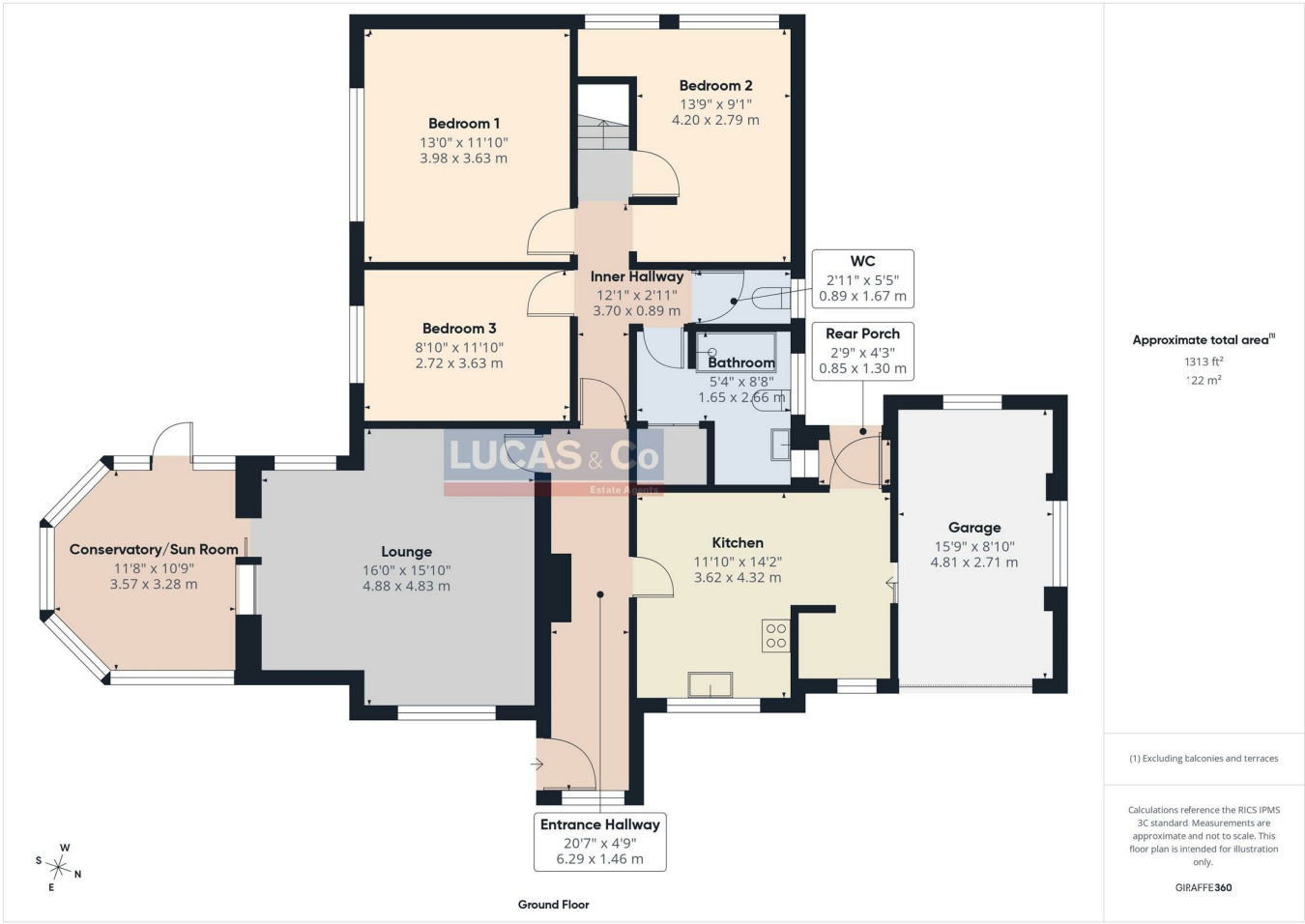
Garage
15'9" x 8'11"
The Garage is attached and accessed via the Rear Porch, providing secure parking or storage space and convenient access to the kitchen area.

Externally
The property is set within beautifully established and private grounds, with mature trees, flowering plants and shrubs. A covered wooden deck area for enjoying the outdoors in comfort, a pond with water lilies, and a quaint summerhouse nestled among the greenery. The garden includes a variety of pathways and terraced flower beds, offering a tranquil retreat and plenty of room for relaxation or gardening.



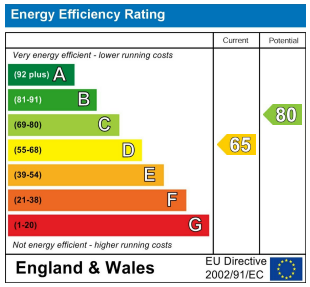


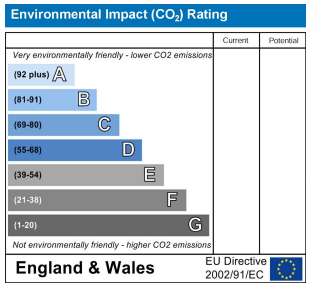












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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Local Authority
Council Tax Band **E**
EPC Rating **D**