



£260,000 Freehold

LUCAS & Co
Estate Agents

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Penmynydd, Llanfairpwll, LL61 6PH

- Charming Extended Semi-Detached Property Located In The Heart Of The Semi Rural Village Of Penmynydd W
- Spacious Accommodation Throughout Together With Generous Garden & Off-Road Parking,
- Fabulous Countryside And Mountain Views
- Services Mains Electric,Mains Water,Septic Tank Drains
- 3 Bedrooms/1 Bathroom/2 Receptions
- Planning Permission In Place (HHP/2024/147) To Extend Further If Required.
- EPC F;Council Tax Band C £1986.32 2026/2027;Broadband Up To 679 Mbps
- Central Heating Oil Fired





A Charming Semi-Detached Property Located In The Heart Of The Semi Rural Village Of Penmynydd With Spacious Accommodation Throughout Together With Generous Garden & Off-Road Parking, Along With Fabulous Countryside And Mountain Views. The accommodation benefits from oil fired central heating and double glazing.

Planning Permission In Place to extend (HHP/2024/147)
Architects drawings available on request.

Damp Proof Course- Horizontal Dry Tek Damp Proofing System installed 2021- With a 20 Year Guarantee.

The property offers two reception room, spacious kitchen/diner, large bathroom and 3 bedrooms along with a spacious carpeted attic room with heating.

Sitting Room

Front door leads into the sitting room with a recess wood burning stove set on a slate hearth with timber mantel over. Window to front aspect with open views.

Lounge Room

Glazed panelled door leads into a spacious lounge with another feature wood burning stove set on a slate hearth with a large timber mantel over.

Kitchen/Diner

Glazed French panelled doors into the diner/kitchen with ample space for table and chairs, recessed lighting, window to rear aspect with views overlooking the garden, glazed door leading out to the side garden with adjoining window with pleasant views overlooking the garden together with distant mountain views. Square opening through into fully integrated kitchen with base and wall storage cupboards and complementary oak work surfaces, Belfast sink with period mixer tap, Zanussi eye level double oven, touch control hob with slimline stainless steel extractor over, integrated dishwasher, integrated built under fridge and freezer, complementary tiled splash backs, recessed lighting, low maintenance flooring and window to rear aspect overlooking the garden.

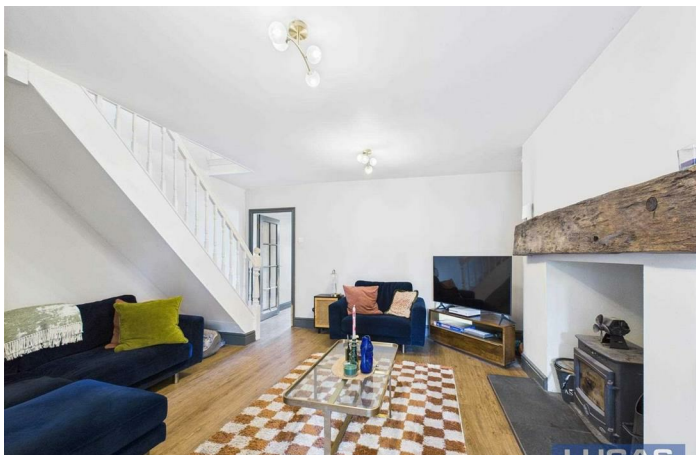
FIRST FLOOR

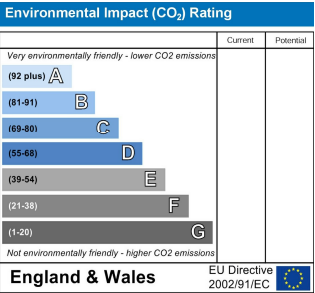
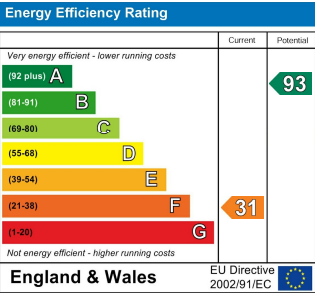
Bedroom 1

Double Bedroom with walk in dressing room with window to front aspect boasting fine views over open fields.

Bedroom 2

Small Double L shaped bedroom with window to side aspect boasting super views.





Local Authority
Council Tax Band C
EPC Rating F



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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.