

7 Williams Terrace Ffordd Penmynydd, Llanfairpwllgwyngyll LL61 5JA

£199,950

LUCAS & CO

ESTATE AGENTS

- A Very Well Presented End of Terrace Home
- Off Road Parking for 2 Vehichles
- Stylish spacious Wren Kitchen
- Council Tax Band: C
- Very Well Located for Local Amenities, Doctors and Schools
- Low Maintenance patio garden to front & rear
- EPC: C
- All Mains Services & Mains Gas Central Heating







Entrance Hallway
5'9" x 2'9"

Living Room
16'0" x 9'3"
A comfortable living room with window to front, understairs storage and double doors leading into the kitchen.

Kitchen/Diner
13'0" x 19'5"
A very spacious and modern Wren kitchen with ample room for family dining table, breakfast seating area and work station area. The stylish kitchen offers a range of integrated appliances including oven and gas hob. Tall larder units, wall and base cabinets. Space for washing machine and tumble dryer over. uPVC glazed door leads to rear patio area. Recessed ceiling lights and double radiator.

Landing
11'2" x 4'11"
The landing is a light and practical area on the first floor, with built-in storage cupboards, providing useful space for linens and household items, and connects all the bedrooms and bathroom.

Bedroom 1
9'3" x 12'3"
The main bedroom overlooks the front of the property, comfortably fits a double bed and has very convenient mirrored fitted wardrobes.

Bedroom 2
6'8" x 15'3"
An L shaped room with alcove for a set of drawers and shelving for storage, window overlooking the rear aspect of the property. Double radiator.

Bedroom 3
6'5" x 11'10"
A smaller single room ideal as an office or childs bedroom/playroom. Window and double radiator.

Bathroom
8'2" x 8'11"
A modern bathroom suite comprising white bath, with mains powered shower over, pedestal basin and wc. Chrome towel heater radiator, extractor fan and window with privacy glass.

Rear Garden
The rear garden is a low-maintenance, paved courtyard enclosed by fencing and a white block wall. It offers a private outdoor space ideal for seating or dining alfresco, with a gate providing access to the side and rear of the property.

Parking
Off road parking for 2 vehicles with pedestrian rear access to neighbouring properties.



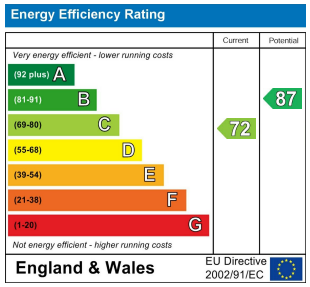


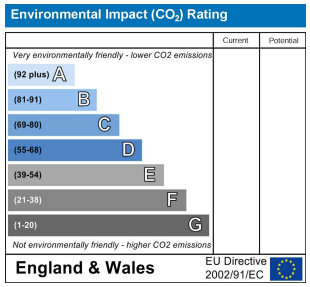












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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should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

Local Authority
Council Tax Band **C**
EPC Rating **C**