



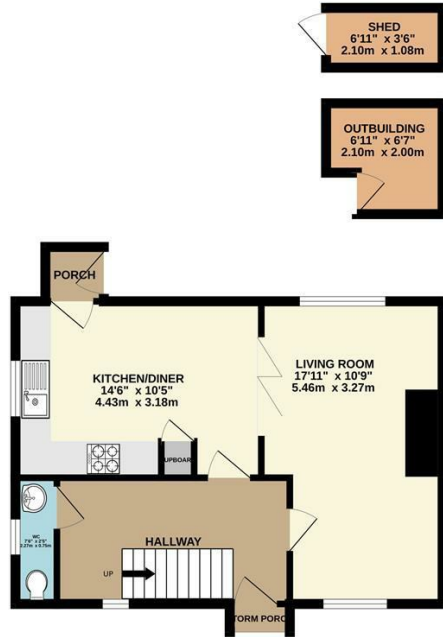
Rhos Y Gad,
Llanfairpwllgwyngyll
3 Bed
House

Asking Price
£260,000

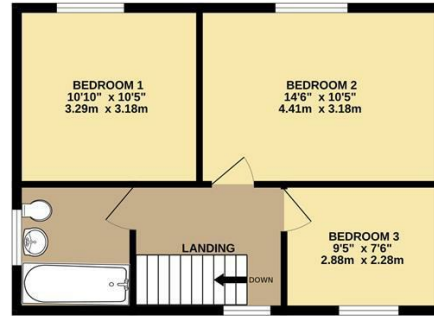


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GROUND FLOOR
525 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Modern 3 bedroom semi-detached home suited to family living
- Bifolding doors, joining living area with kitchen
- Spacious rear garden with outbuilding and shed for storage
- EPC Rating - C
- Bright living room perfect for everyday relaxation
- Located within a popular and well-regarded village community
- Rear garden decked seating area

This welcoming semi-detached home is ideal for family life, offering bright, comfortable spaces that have been carefully updated to feel both modern and lived-in. Inside, the layout includes three good-sized bedrooms, a family bathroom, and a cosy living room, a great spot to unwind at the end of the day. The living room benefits from bifold doors, opening up the kitchen/diner, to create a spacious open plan area, well suited to family get togethers.

Located in a well-established and popular area of Llanfairpwll, the property benefits from a friendly village setting with convenient access to local shops, schools, and everyday amenities.

Outside, the home really comes into its own for families. A generous driveway provides off-road parking for several vehicles, while the front and rear gardens are mainly laid to lawn, creating safe, open spaces for children to play. A decked terrace offers the perfect place for outdoor meals or relaxed get-togethers, and two handy outbuildings provide useful storage for bikes, garden tools, or outdoor toys.

CONTACT

1 College Road
Bangor
Gwynedd
LL57 2AN

E: sales@varcityltd.com
T: 01248 719254
www.varcityliving.co.uk

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 87 |
| (69-80) C | | 72 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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