£345,000
Freehold

LUCAS & Co
Estate Agents

15 Gwel Y Llan

Llandegfan, Menai Bridge, LL59 5YH

- 4 Bedroom Detached Family Home
- 21 Photovoltaic Solar Panels with Battery Back Up
- No Onward Chain
- Council Tax Band: F
- Off Road Parking for Multiple Vehicles & Garage
- Lawned Garden to Front & Rear with Mountain Views
- EPC:TBC

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A 4 bedroom detached family home located in the peaceful and sought after residential estate of Gwel Y Llan in Llandegfan just a 2 minute drive from Menai Bridge. The property is situated at the end of the estate with no passing traffic. The property is being sold with no onward chain. Benefitting from 21 Solar Panels and battery back up the property offers energy efficiency for growing families.

Hallway
5'11" x 9'10"
The hallway welcomes you with warm wood-effect flooring which continues throughout the property, doors through to kitchen, living room, dining room, and a wc.

WC
3'11" x 5'3"
Conveniently located off the hallway, the cloakroom features a modern white suite including a WC and corner wash basin. Window with privacy glass, radiator and pendant light.

Living Room
11'4" x 19'8"
A bright and spacious living with double aspect window and French doors into the conservatory. Featuring an electric fireplace, 2 radiators and 2 ceiling light fittings

Sunroom/Conservatory
9'6" x 10'4"
A Warm and bright sunroom overlooking the rear garden, with access through further French doors on to the patio. Electric radiator and power outlets.

Kitchen
10'3" x 9'4"
A bright kitchen/diner overlooking the rear garden. Warm wood effect cabinet doors and drawers with dark work surfaces. Gas hob and electric oven with pull out extractor hood. Stainless steel sink and 1/2 with drainer and swan neck mixer tap. integrated dishwasher and fridge freezer. Double radiator and recessed lights. An archway leads into the adjoining utility room.

Utility Room
5'3" x 9'5"
A useful and practical addition to the kitchen, with matching cabinets and worktop, single stainless steel sink with drainer and mixer tap, space for undercounter washing machine and tumble dryer. radiator and pendant light, upvc glazed door leading out onto the rear patio.

Dining Room
9'11" x 9'8"
A versatile room which is currently laid out as a dining room with window to front aspect of the property. Double radiator and pendant light.

First Floor Landing
8'8" x 5'3"
Loft hatch access, smoke alarm, pendant light and doors off to the bedrooms and bathroom. Airing cupboard housing the combi boiler.

Bedroom 1 En Suite
9'11" x 11'4"
The main bedroom offering an ensuite and fitted wardrobes, with window overlooking the rear aspect of the property. Double radiator and pendant light.

En Suite
9'4" x 4'3"
Just off the main bedroom is the ensuite offering a double shower enclosure with electric shower, fitted vanity and wc with deep basin and mixer tap. Heated towel rail, recessed lights, extractor fan, electric shaver point and window with privacy glass.

Bedroom 2
11'6" x 11'8"
Double room with plenty of space for bedroom furniture, window overlooking the front aspect of the property. Double radiator and pendant light.

Bedroom 3
8'7" x 8'5"
A smaller double bedroom with feature arch window overlooking the front aspect of the property. Double radiator and pendant light.

Bedroom 4 / Office
8'0" x 7'7"
The fourth bedroom, currently laid out as an office. Window overlooking the rear aspect of the property. Double radiator and pendant light.

Bathroom
9'11" x 6'0"
The family bathroom offers a white suite with whirlpool bath with wall mounted shower running off the boiler, fitted vanity unit with cupboards and shelving with wc and deep basin with mixer tap. Chrome heated towel rail, recessed lights, extractor fan, window with privacy glass.

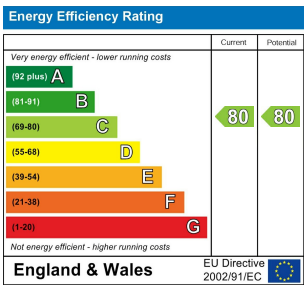
Outside
The property is located in a quiet corner of the estate with no passing traffic, lawned garden to the front, tarmac drive for multiple vehicles and an attached garage.

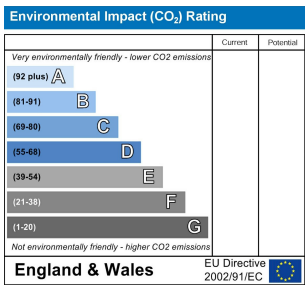
The Garage
The garage offers ample storage or additional parking. Up and over manual door, with power and lighting. The garage also houses the electrical consumer unit, meter and Solar controls and a SOLAX POWER Battery backup box as well as an EV (Electric Vehicle) charging point. Upvc half glazed door to the rear garden.

Rear Garden
A private and spacious garden to the rear of the property with a patio area with four steps with handrail leading up to a level lawn enclosed by fencing to the sides and rear. Neighbouring mature trees and shrubs offer additional privacy. Stunning mountain views can be enjoyed from the lawn area.

Services
The property benefits from 21 Photovoltiac Solar Panels on the rear roof.
Mains gas central heating
Mains water and drainage
Council Tax Band:
EPC:

Location
Gwel Y Llan is a popular, relatively newly built (2007) residential estate in Llandegfan, just a 2 minute drive from Menai Bridge.


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


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

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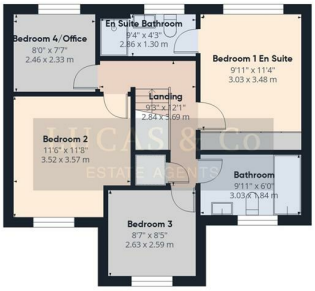
Local Authority **Isle of Anglesey**
Council Tax Band **F**
EPC Rating **C**

Ground Floor



Floor 1

Approximate total area(1)
1377 ft²
128 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Lucas & Co Estate Agents

22 High Street, Menai Bridge
Isle of Anglesey LL59 5EE

Contact

01248 714567
menai@lucasestateagents.com

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.

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