

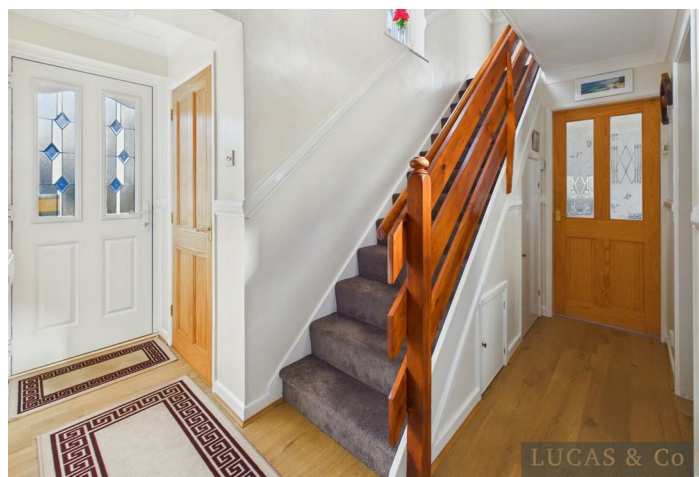


LUCAS & Co
Estate Agents

20 Cil Y Graig Llanfairpwllgwyngyll, LL61 5NZ

£350,000

- A Spacious and Well Presented Family Home
- Detached Garage and Off Road Parking
- EPC Rating C
- Far Reaching Views Across the Village and Beyond
- Full Fibre to Property
- Located in the Popular Village of Llanfairpwll
- Wrap Around Low Maintenance Garden on Generous Corner Plot
- Council Tax Band E
- Easy Access to A55 Expressway , Llangefni & Holyhead





A spacious and very well presented family home, set on a generous corner plot situated in the popular village of Llanfairpwll. Low maintenance wrap around garden with off road parking and detached garage.

Entrance Hallway

10'0" x 9'3"

A bright entrance hallway welcomes you with stairs to first floor and doors off to the principle ground floor rooms. Understairs storage cupboards with light, double radiator and two ceiling lights.

Cloakroom

Cupboard with space to store coats, shoes and accessories.

Ground Floor WC

3'0" x 6'3"

This convenient WC on the ground floor features a simple white suite with a small wash basin with heated towel rail. Window with privacy glass, pendant light.

Kitchen

14'6" x 8'9"

An attractive kitchen with pale blue painted shaker style doors and drawers with light wood effect work surfaces. Gas hob with glass splash back, extractor fan, electric double oven, integrated Smeg dishwasher space and plumbing for washing machine and tumble dryer, sink and drainer with mixer tap. Window to rear garden, uPVC glazed door with top tilt opener. Space for large fridge freezer, tall column radiator.

Dining Room

11'8" x 8'5"

A bright dining room with window overlooking the rear aspect of the property. Double radiator and ceiling light fitting.

Lounge

17'9" x 11'9"

A bright spacious lounge with double aspect windows, French doors through to conservatory. Double radiator and electric wall mounted heater. Double ceiling light.

Conservatory / Sun Room

8'7" x 7'4"

With insulated ceiling, wall heater and power outlets, French doors lead out into the garden.

Bedroom 4 / Office

9'7" x 9'0"

Ground floor bedroom or office space with window overlooking the side aspect of the property. Fitted corner storage cupboard/wardrobe, double radiator and pendant light.

First Floor Landing

11'8" x 6'3"

The first-floor landing offering access to the bedrooms and bathroom. Airing cupboard with double doors housing the combi boiler and offering storage space. Loft hatch access.

Bedroom 1 En Suite

13'6" x 8'10"

A double bedroom with window overlooking the rear aspect of the property, the room offers the added comfort and convenience of a shower room ensuite. Double radiator and pendant light.

Bedroom 2

9'8" x 9'8"

Another comfortable double bedroom, with fitted wardrobes with mirrored sliding doors. Window overlooking the garden and far reaching views across the village and beyond. Double radiator and pendant light.

Bedroom 3

9'3" x 8'6"

A smaller bedroom with fitted wardrobes and overhead storage. Window to rear aspect, double radiator and pendant light.

Bathroom

7'9" x 7'8"

A spacious bathroom with white suite comprising bath with grab rails, glass shower screen, mains served shower. White pedestal basin with mixer tap & wc. Built in storage cupboard and drawers. White towel radiator, window with privacy glass and ceiling light.

Garage

15'4" x 12'0"

With electric roller door, offering plenty of storage or additional parking. Power outlets and lighting.

Outside Space

The property offers generous and secure, low maintenance wrap around grounds with AstroTurf, paved patio area and resin bound gravel.

Parking

Off road parking and garage

Location

Located on a generous corner plot in the popular village of Llanfairpwll, the property is very well placed for local schools, shops and amenities. Easy access to the A55 expressway to the mainland as well as Holyhead and the market town of Llangefni.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Local Authority
Council Tax Band E
EPC Rating C



Ground Floor Building 1	Floor 1 Building 1	Approximate total area⁽¹⁾ 1366 ft² 127 m²
Ground Floor Building 2		(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. GIRAFFE360

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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.

