



£265,000
Freehold

LUCAS & Co
Estate Agents

48 Y Wern

Llanfairpwllgwyngyll, LL61 5AQ

- Detached 3 Bedroom Bungalow-No Onward Chain
- Conveniently Located for Local Schools, Doctors & Amenities
- Mains Gas Central Heating & Double Glazing
- Lawned Front Garden & Low Maintenance Rear Garden with Paving & Plant Beds & Greenhouse
- Off Road Parking & Garage
- Very Situated for Access to the A55 Expressway
- Council Tax Band D





A detached 3 bedroom bungalow offering single level living and low maintenance gardens. The property is being sold with no onward chain. Conveniently located for local schools, primary and secondary as well as the University of Bangor only a few miles away on the mainland, doctors & amenities are close by as well as local bus routes.

Entrance Hallway

10'10" x 3'4"

A welcoming entrance hallway, doors to kitchen and living room. Wooden glass panel door leads off into inner hall with access to the bedrooms and bathroom. Single radiator and pendant light.

Living Room/Dining Area

25'1" x 14'1"

An L shaped bright living room with window to front aspect of the property. Low maintenance wooden flooring, feature fireplace with electric fire and timber surround with shelving. The room seamlessly flows into the dining area, which also features a window to the front aspect allowing for natural light and air. Single radiator, pendant light and nostalgic hatch through to the kitchen.

Kitchen

11'10" x 9'2"

A spacious kitchen with room for small dining table and chairs. Classic white and pine style, handleless cabinet drawers and doors offer ample storage for kitchen essentials. Bosch extractor hood, space for freestanding cooker, washing machine and under counter fridge. Stainless steel sink, draining board and swan neck tap. Single radiator. Window overlooking the rear aspect and uPVC glazed door providing access to the garden.

Inner Hallway

6'10" x 5'11"

The inner hallway links the bedrooms and bathroom, loft hatch access with aluminium folding loft ladder.

Bedroom 1

11'10" x 10'4"

Double bedroom with window overlooking the rear aspect of the property. Pendant light and single radiator with thermostatic valve.

Bedroom 2

10'8" x 10'4"

Another double bedroom, with large window overlooking the rear aspect of the property. A bank of fitted, sliding door wardrobes offering plenty of storage. Single radiator and pendant light.

Bedroom 3

9'4" x 7'11"

A smaller room currently used as a study, with window to side driveway aspect. Single radiator and pendant light.

Bathroom

7'11" x 4'9"

A classic white suite including a bath with pine panelling, overhead electric shower and wash basin. Window with privacy glass provides natural light and ventilation. Single radiator, sealed ceiling fluorescent light.

WC

7'11" x 2'8"

A separate WC next door to the bathroom.

Rear Garden

The rear garden features several planting beds, and a greenhouse as well as some mature shrubs and hedging.

Garage

9'1" x 17'8"

The garage offers secure parking or additional storage with a practical layout and direct access from the driveway. The garage houses the electrical consumer unit and the gas combi boiler.

Location

Y Wern is quiet residential housing estate in the very popular and sought after village of Llanfairpwll. Conveniently located for local schools, primary and secondary as well as the University of Bangor only a few miles away on the mainland, doctors & amenities are close by as well as local bus routes.

SERVICES & UTILITIES

Mains gas central heating, mains water, mains drainage, mains electric. Gas Combi Boiler.

Council tax band D

Aluminium framed double glazed windows and uPVC external doors.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(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 D
EPC Rating D



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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.