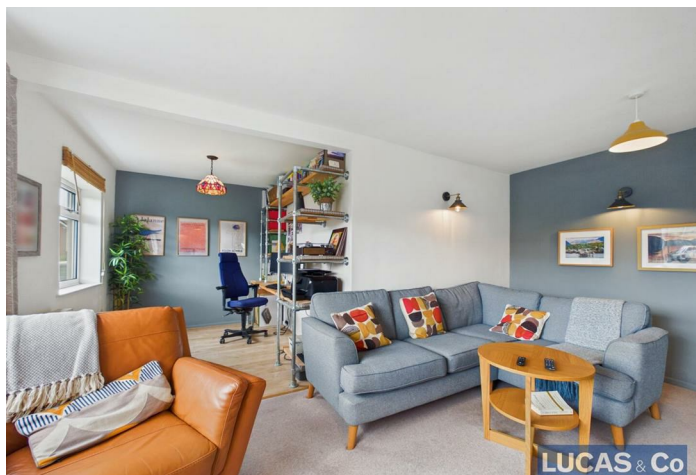




## 9 Lon Isaf

Menai Bridge, LL59 5LN

- Very Well Presented 3 Bedroom Dormer Bungalow
- Off Road Driveway, Garage & Car Port
- Mains Gas Central Heating, Mains Water & Drainage, Mains Electric
- EPC: TBC
- 2 Reception Rooms, 2 Bathrooms
- Lawned Garden to Front & Rear
- Council Tax Band E





A very well presented 3 bedroom, 2 bathroom dormer bungalow situated on the popular residential estate of Lon Isaf, Menai Bridge. Off road parking, garage, car port, lawned gardens to front and rear.

### Living Room

16'9" x 10'11"

A spacious L shaped living room with open plan office area. The room is filled with natural light from 3 windows and glazed door into hallway. A focal point of the living room is a cosy log burner with timber mantel and slate hearth. Feature wall lights add ambience. The office section has laminate flooring and a double radiator and is an ideal home office or craft/hobbie area.

### Kitchen

8'5" x 10'10"

A striking kitchen with deep blue cabinets and drawers with wood effect laminate worktops, sink with drainer and hose tap. Space for Fridge freezer, washing machine and dishwasher, freestanding electric cooker with feature tile splash back and cooker hood. Wall mounted combi boiler. Window overlooking rear garden, antique brass light fitting.

### Dining Room

9'11" x 9'0"

Just off the kitchen is the dining area, with sliding patio doors leading to the rear garden. Single radiator and light fitting.

### Ground Floor Bedroom 1

9'0" x 8'9"

A single ground floor bedroom with feature timber plank wall, window to side elevation, single radiator and pendant light.

### Ground Floor Bathroom

6'4" x 5'5"

Featuring bath with wood effect panel, shower over bath, grey vanity unit with 2 drawers and basin with single mixer tap, WC, chrome towel heater. Plank effect tile floor, grey subway tiles to wet areas. Window with privacy glass and a pendant ceiling light.

### First Floor

Landing with access to 2 further bedrooms and shower room, louvered double doors to airing/storage cupboard.

### Bedroom 2

12'11" x 13'5"

Double bedroom with window overlooking the rear garden. Single radiator and pendant light.

### Bedroom 3

11'2" x 11'4"

Another double bedroom, this one offering fitted wardrobes with sliding doors. Window overlooking the front aspect of the property.

### Reception Hallway

5'9" x 14'5"

A welcoming light hallway with stairs to first floor and white modern doors off to the principle ground floor rooms, wooden flooring, open understairs space for furniture or coats and shoes. Double radiator and pendant light.

### Bathroom 2

5'2" x 7'1"

A spacious shower enclosure with wooden plank effect tiles, double niche for cleansing essentials, pedestal basin with mixer tap, wc, chrome heated towel rail, ceiling extractor fan and recessed lighting.

### Rear Garden

A fully enclosed, private rear garden offers a lovely outdoor space with a well-maintained lawn bordered by established shrubbery and fencing. A paved patio area provides a pleasant spot for outdoor seating and entertaining, with easy access from the dining room.

### Location

Exact Location

What 3 Words ///lighters.flop.clock

Lon Isaf is a quiet and sought after residential estate in Menai Bridge

### Parking

Off road parking on concrete driveway, garage and carport by front entrance.

### Garage

An up and over door leads into the garage.

### SERVICES

Mains gas central heating, mains water and drainage, mains electric.

Gas central heating running off a British Gas combi boiler

Double glazing throughout

Council Tax Band E

EPC:

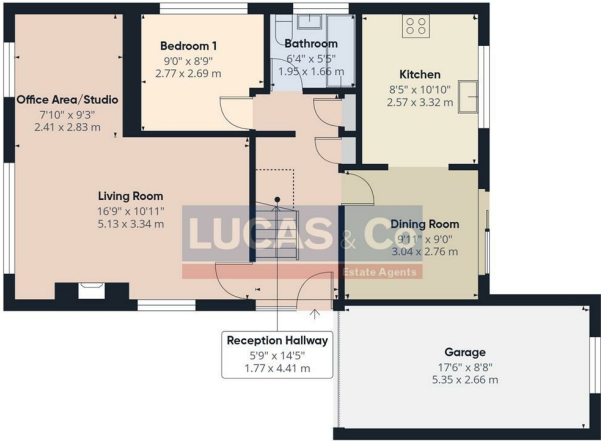


| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A       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

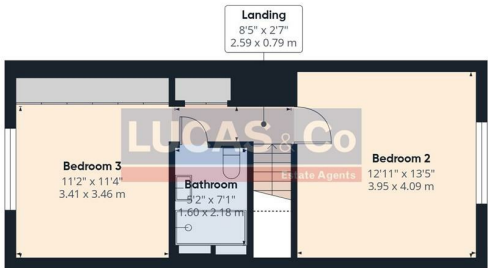
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly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



Local Authority  
Council Tax Band E  
EPC Rating



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1179 ft<sup>2</sup>  
109.6 m<sup>2</sup>  
  
Reduced headroom  
14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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.