



£275,000
Freehold

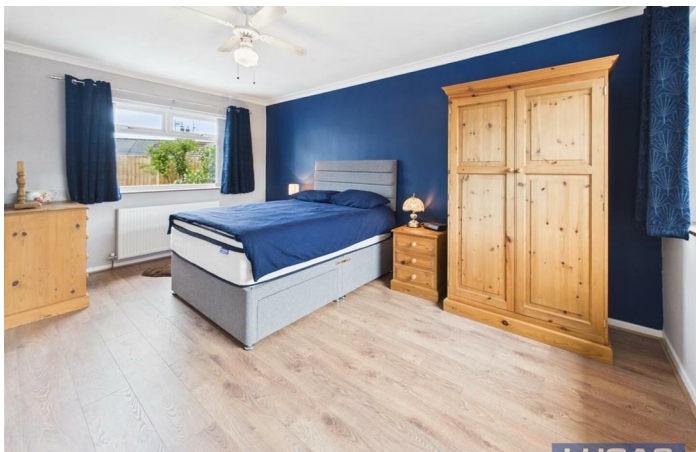
LUCAS & Co
Estate Agents

15 Garth Drive

Gaerwen, LL60 6DH

- Spacious Detached Bungalow
- Ample Parking on Tarmac Drive
- Quiet Cul-De-Sac Location
- Modern Kitchen
- Set on a Generous Plot
- Double Garage
- No Onward Chain
- Close to Local Amenities





The front exterior of the property presents a well-maintained frontage with a tarmac driveway leading to a double garage, providing ample off-road parking. Mature shrubs and trees are set within low stone walls and fencing, framing the entrance and adding to the welcoming appeal of the home.

Entrance Vestibule

5'3 x 6'3

Reception Hallway

12'11 x 9'10

Bedroom 1

9'10 x 15'10

A generous double bedroom. Light wooden flooring complements the room. The 2 large windows either side of the room ensures the room is filled with natural light and provides views of the garden.

Bedroom 2

9'11 x 10'0

A built-in wardrobe with wooden louvered doors offers practical storage. Window into sun room.

Living Room

12'10 x 21'1

This spacious living room offers an abundance of natural light through a large front-facing window. It offers ample space around a charming fireplace with a brick surround and wooden mantel, adding character and a cosy focal point. The room is finished with wooden flooring and neutral walls, allowing you to personalise the space to your taste.

Bathroom

5'5 x 9'1

This modern shower room is tastefully finished with neutral tiling and a light colour palette. It includes a walk-in shower with a glass screen, a white vanity unit with storage beneath the sink, a toilet, and a heated towel rail. A frosted window lets in natural light while maintaining privacy.

Dining Area

9'10" x 9'11"

Adjacent to the kitchen is the dining area, a cosy space with wooden flooring and soft painted walls. It comfortably accommodates a dining table and chairs, and the open-plan layout ensures a sociable atmosphere linking through to the kitchen. This area benefits from natural daylight and easy access to other rooms in the home.

Utility Room

4'1 x 8'3

WC

4'1 x 4'0

Kitchen

11'1" x 13'1"

The kitchen is a bright and spacious area featuring white cabinetry with ample storage and integrated appliances, including a double oven. A large window above the sink allows natural light to fill the space, while the wooden flooring and patterned rug add warmth. The kitchen opens seamlessly into the dining area, creating a wonderful space for family meals and entertaining, with a natural flow through to the sunroom/conservatory.

Conservatory

9'7 x 8'2

The conservatory provides a bright and airy space, perfect for enjoying views of the garden. It features large windows on three sides,. Tiled flooring ensures easy maintenance. A door leads directly to the paved garden area, making it ideal for indoor-outdoor living.

Rear Garden

The rear garden offers a low-maintenance, paved outdoor space surrounded by fencing for privacy. It includes a wooden shed and a greenhouse, ideal for gardening enthusiasts. There is also ample space for outdoor seating.

Double Garage

17'4" x 16'10"

The double garage offers secure parking and additional storage space, accessible via the driveway and internal door to the house. It is a practical and spacious area, measuring over five metres in both directions, suitable for two vehicles and other household items.

Location

Garth Drive is located in the popular residential village of Gaerwen on the Isle of Anglesey. It is situated on the south of the island, offering highly convenient access to the A55 expressway, both bridges, and local village amenities like a petrol station, pub, and local shops and garden centre.



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		
	57	78
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 **Isle of Anglesey**
Council Tax Band **D**
EPC Rating **D**



Approximate total area⁽¹⁾
1432.62 ft²
133.09 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.