



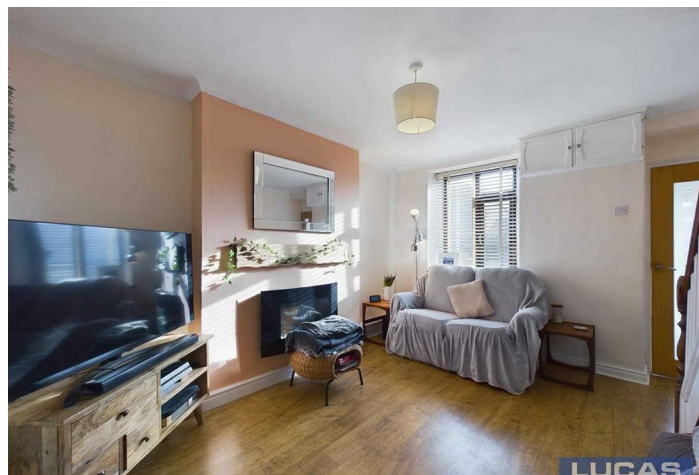
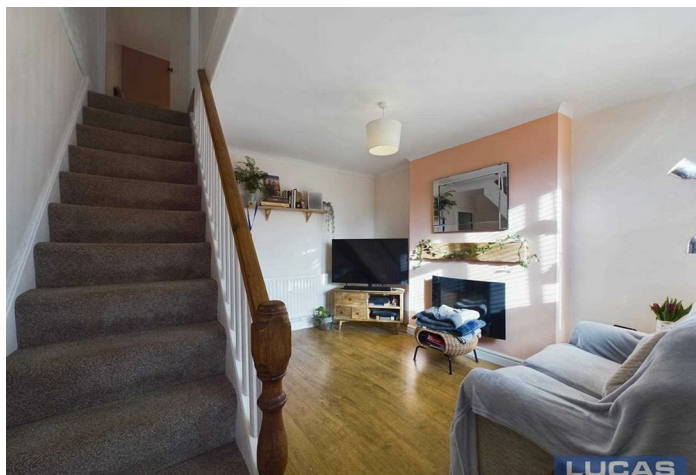
Offers In The Region Of
£150,000

LUCAS & Co
Estate Agents

2 Fron Heulog

Llanfairpwll, LL61 5RQ

- A Well-Presented Extended Semi-Detached Home
- Located In The Upper Part Of The Village Down A Quiet Single-Track Lane
- Low Maintenance Gardens And On Street Parking Is Usually Available On Lon Dryll.
- Large Fully Fitted Kitchen/Diner
- Broadband Up To 671 Mbps
- Services Mains Electric, Mains Water, Mains Drains , Central Heating Gas Fired





Entrance Porch

The accommodation which benefits from gas central heating and double glazing briefly comprises front door into entrance porch with low maintenance flooring, window to front aspect and door through into the lounge.

Lounge

Lounge with wall mounted modern electric fire, stairs to first floor, coved ceiling, low maintenance flooring, window to front aspect and door off into the kitchen/diner.

Kitchen

Well proportioned kitchen with base and wall storage cupboards with complementary work surfaces, stainless steel single bowl sink with mixer tap, space for free standing dishwasher, space for slot in gas cooker with chimney style extractor over, space for free standing dryer, space for free standing fridge/freezer, complementary tiled splash back, beamed ceiling, low maintenance flooring and large square opening into the dining area.

Dining Area

With space for free standing washer, additional base storage with complementary work surface, low maintenance flooring, window to rear aspect and opening through to the inner/rear hallway.

Inner Hallway

With built in airing cupboard, low maintenance flooring, door to front garden area and sliding door into the bathroom

Ground Floor Bathroom

Briefly comprising paneled bath with mains shower and glass screen, low flush WC, pedestal wash hand basin, complementary floor and wall tiling, extractor and frosted window to front.

First Floor

The first floor comprises a small landing with doors leading off into bedroom 1 & bedroom 2.

Bedroom One

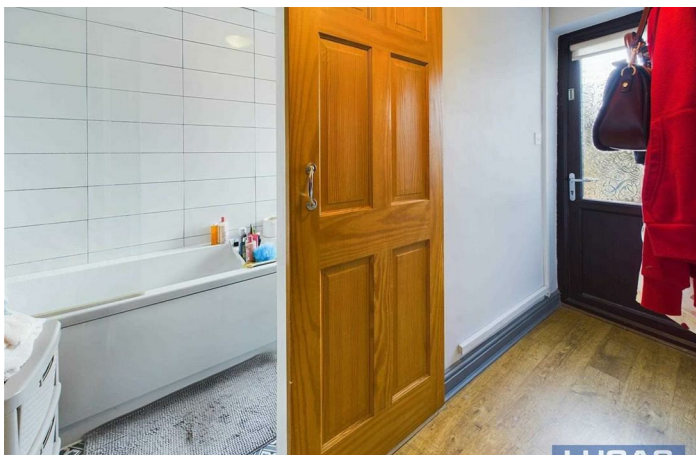
With en suite WC. The bedroom offers built in wardrobe storage, window to front aspect and door into the en suite Wc comprising a combined low flush Wc and sink above with mixer tap, complementary tiled splash back and tiled flooring.

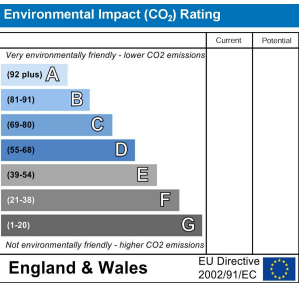
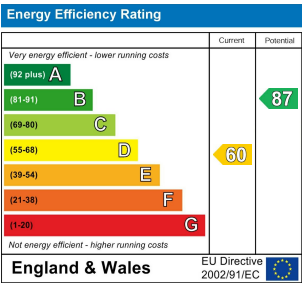
Bedroom Two

L shaped bedroom with window to rear aspect.

Externally

Opening leading into a very low maintenance concreted front garden area with space for refuse and recycling units along with space for planters and tubs together with dual access both to the inner rear hallway and main front door.





Parking

On street parking is available within very close walking to Lon Dryll.

Location

Exact Location
what3words ///munch.aged.boarding

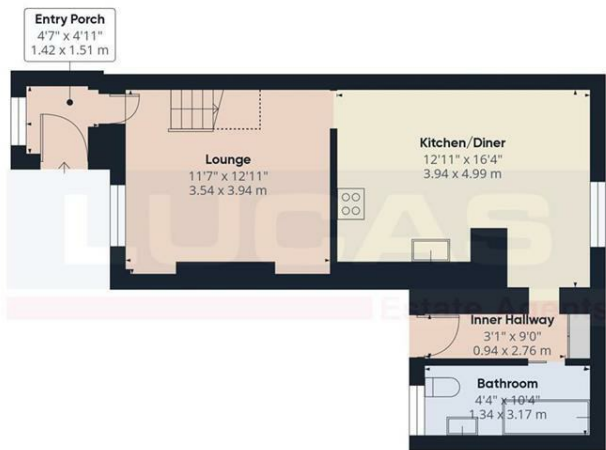
Agents Notes

The property is of stone and cavity wall construction under a slate roof. Note The adjoining property has a right of way access to the rear of the kitchen/diner.

Council Tax Band C £2035.76 2026/2027
Broadband Up To 671 Mbps



Local Authority
Council Tax Band C
EPC Rating D



Ground Floor



Floor 1

Approximate total area[®]
681.15 ft²
63.28 m²

Reduced headroom
12.54 ft²
1.17 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.