



3 Stad Hen Ysgol Newborough, Llanfairpwllgwyngyll, LL61 6RA

£180,000

- 3 Bedroom Semi Detached Home
- Double Parking Space
- Low Maintenance Patio to Rear
- Council Tax Band: C
- No Onward Chain
- New Boiler 2025
- EPC RATING: D





Entrance Hallway

UPVC door leads into the entrance hallway with small double radiator and pendant light, door through into WC and living room.

WC

A convenient ground floor wc with wash basin, radiator, extractor fan and pendant light.

Living Room

This well-presented living room offers a spacious area with a window to the front aspect of the property allowing natural light to brighten the space. Double radiator and pendant light.

Kitchen/Diner

A spacious kitchen diner with integrated electric oven and hob, space and plumbing for a washing machine. Stainless steel sink and drainer with swan neck mixer tap, new wall mounted combi boiler (2025). Ample space for dining table, 2 windows overlooking the rear aspect of the property, half glazed upvc door leading to rear patio area.



First Floor Landing

With insulated loft hatch access to attic space.

Bedroom 1

Bright and neutrally decorated double bedroom with white walls and carpeted floors, providing a blank canvas. Window overlooking the rear aspect of the property. Double radiator and pendant light.

Bedroom 2

Another double bedroom with window overlooking the front aspect of the property. Double radiator and pendant light.

Bedroom 3 / Study

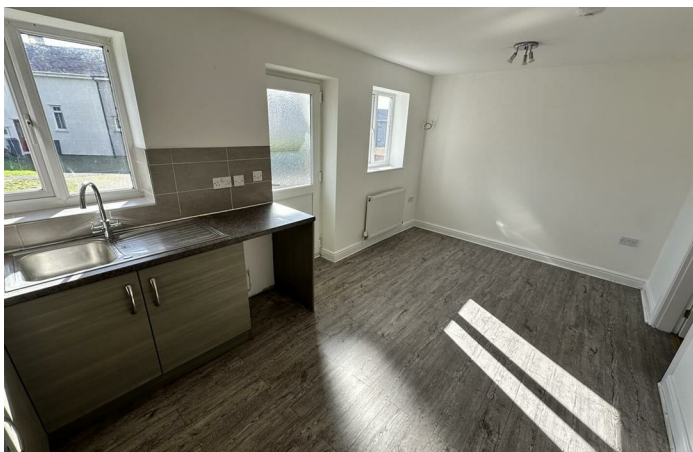
This smaller room offers built in storage, window overlooking the front aspect of the property. Double radiator and pendant light.

Bathroom

The bathroom features a modern, clean design with a white suite including a bath with a glass shower screen, a wash basin set into a vanity unit, and a close-coupled toilet. The walls around the bath are finished with grey panelling, adding a contemporary touch. The patterned flooring adds a classic contrast while a frosted window ensures privacy and natural light, alongside a heated towel, extractor fan and pendant light.

Outside Space

To the front of the property is a gravelled double driveway, gated side access to rear patio area. The rear patio area is a compact space with low stone wall. LPG gas bottle store and space for bins and recycling.





Local Authority
Council Tax Band **C**
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.