



Fixed Asking Price £182,500
Freehold

LUCAS & Co
Estate Agents

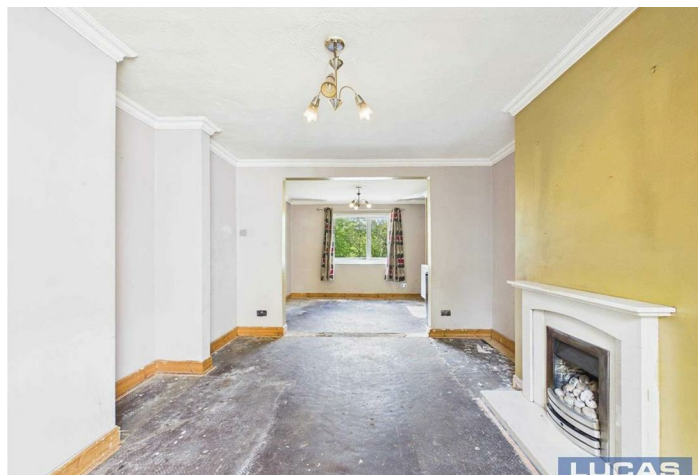
56 Bro Infryn

Glasingfryn, Glasingfryn, LL57 4UR

- Well-Proportioned Three-Bedroom Semi-Detached Home Adjoining A Woodland, Set On A Large Plot
- Generous Gardens Together With A Detached Garage And Several Useful Outbuildings.
- Epc E; Council Tax Band B £1987.33 2026/2027
- LPG Bulk Tank Gas Central Heating
- 3 Bedrooms/1 Bathroom/2 Receptions
- Excellent Renovation And Investment Opportunity With No Chain
- Services Mains Electric, Mains Water, Mains Drains



LUCAS



LUCAS



An exciting opportunity to acquire a well-proportioned three-bedroom end terrace home being one of three, adjoining a woodland, set on a large plot, offering generous living space, practical features, and outstanding potential for modernisation. The spacious dwelling offers ample off-road parking, generous gardens together with a detached garage and several useful outbuildings.

No Onward Chain

Positioned within an established residential setting of Bro Infryn, the property presents an ideal prospect for first-time buyers, investors, or those seeking a project to create a home tailored entirely to their own tastes and requirements.

Renovations

The property does require renovating throughout and provides a blank canvas for your new home or next project.
(All double-glazed windows and door were replaced in 2018)

The property is of standard construction under a slate roof and benefits from LPG bulk tank gas central heating and double glazing and comprises of a vestibule opening into the hallway with stairs to the first floor.

Lounge/Dining Room

A spacious room divided into two areas with tilt and turn sliding patio doors to rear and window to front aspect together with a gas/electric fireplace and surround.

Kitchen

Currently including some base and wall storage cupboards offering excellent scope to be reconfigured with two windows to side aspect.

Landing

Access to loft space and window to side aspect overlooking the woodland.

Bedrooms

Upstairs, the property comprises three bedrooms, including two well-sized bedrooms one of which includes a cast iron fireplace and one additional room that lends itself perfectly for a children's bedroom, guest accommodation, or a home office.

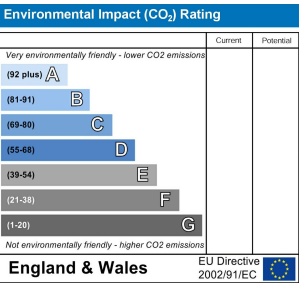
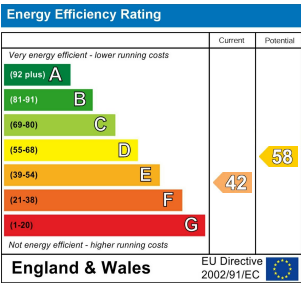
Bathroom

The family bathroom is functional in its current form but offers clear potential for upgrading to a stylish modern suite.

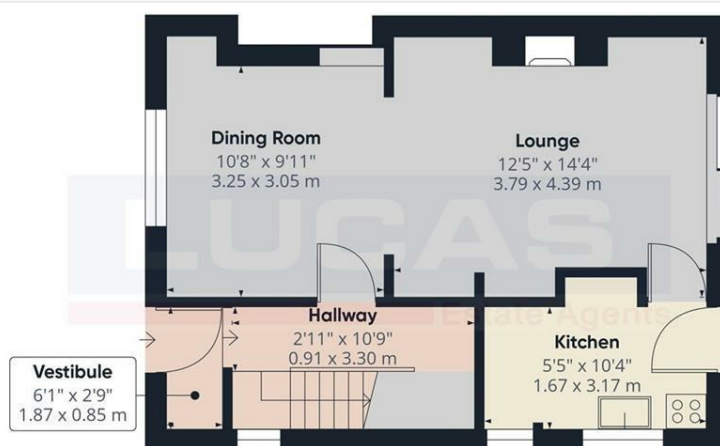
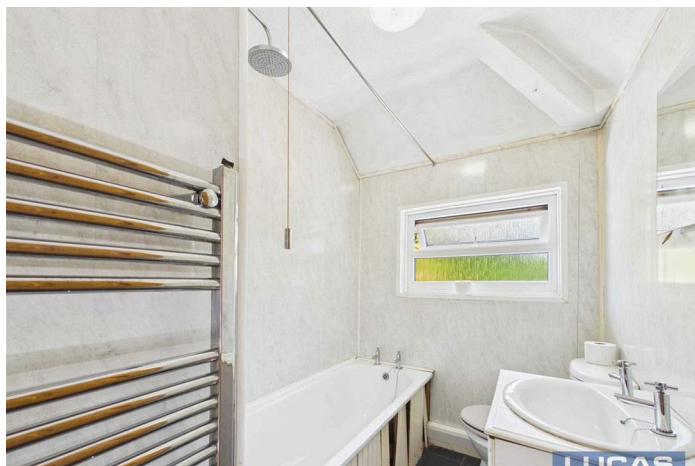
Outside Space

Wrought iron gates opening on to a large drive with ample off-road parking for several vehicles leading up to a detached garage along with





Local Authority
Council Tax Band B
EPC Rating E



Ground Floor Building 1



Floor 1 Building 1

Approximate total area[®]
826 ft²
76.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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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.