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7 Frondeg, Llandegfan, Menai Bridge, Isle of Anglesey, LL59 5TN

Asking Price: £225,000

EPC Rating: D

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Summary

Located in a highly desirable and much sought after residential neighbourhood of Llandegfan, on the south side of Anglesey, this Detached Bungalow is a great opportunity if you are looking for a home to put your own stamp on. In need of some upgrading the accommodation briefly consists of a welcoming Entrance Hall that leads through to the generous size Lounge. This south facing room has a wide window and a central gas fire place with a tiled surround. Adjacent to the Lounge is a square shaped Kitchen area with a range of white base and wall units, topped with a marble effect work surface. The Kitchen has an electric cooker point, a washing machine connection and a large cupboard for the central heating boiler. Next to the Kitchen is a small dining room with a serving hatch between them. To the rear are 2 good size Double Bedrooms, both served by a laminated shower room that is fitted with a white Wc suite. The property has a mains Gas Central Heating system and uPVC Double Glazing throughout. Outside at the front is a well tendered garden enclosed by a mature evergreen hedge, with many flowering bushes and plants as well as a spacious paved driveway to the side that provides valuable off road parking and access to the attached Single Garage. To the rear is a smaller garden area with a manageable size lawn and a variety of colourful shrubs and plants. So if you can turn your hand to some DIY, this is a great opportunity you wouldn't want to miss out on.

Directions

After crossing the Menai Bridge from Bangor take the second exit at the roundabout and proceed into the village of Menai Bridge. Continue through Menai Bridge along the A545 towards Beaumaris. After a short distance take the left hand turning signposted Llandegfan. Proceed up the hill and follow the road around the right hand bend and after a few hundred yards turn left into Frondeg, where number 7 will be on your right.

What3words reference…massive.regaining.pupils

Services

We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage.
Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.



Heating

Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band

The property is council tax band D.

Energy Performance Rating

The property has the following EPC rating: D. See EPC report for full information.













Entrance Hall	
Lounge	*3.73m x 4.10m (12'3" x 13'5") max dimensions*
Kitchen	*3.22m x 3.16m (10'7" x 10'4") max dimensions*
Dining Room	*3.22m x 2.16m (10'7" x 7'1")*
Bedroom 1	*3.73m x 3.51m (12'3" x 11'6")*
Bedroom 2	*3.22m x 2.60m (10'7" x 8'6")*
Shower Room	*2.21m x 1.52m (7'3" x 5')*
Garage	*2.62m x 4.70m (8'7" x 15'5")*

- Spacious Detached Bungalow
- Highly Sought After Residential Neighbourhood
- In Need Of Updating
- Comfortable Size Lounge
- Spacious Kitchen Area & Separate Dining Room
- 2 Generous Size Double Bedrooms
- Laminated Shower Room
- Gas Central Heating & uPVC Double Glazing
- Attached Single Garage & Off Road Parking
- Well Stocked Gardens To The Front & Rear






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