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61 Bro Llewelyn, Llandegfan, Menai Bridge, Anglesey LL59 5UP

Asking Price: £185,000

EPC Rating: C

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Summary

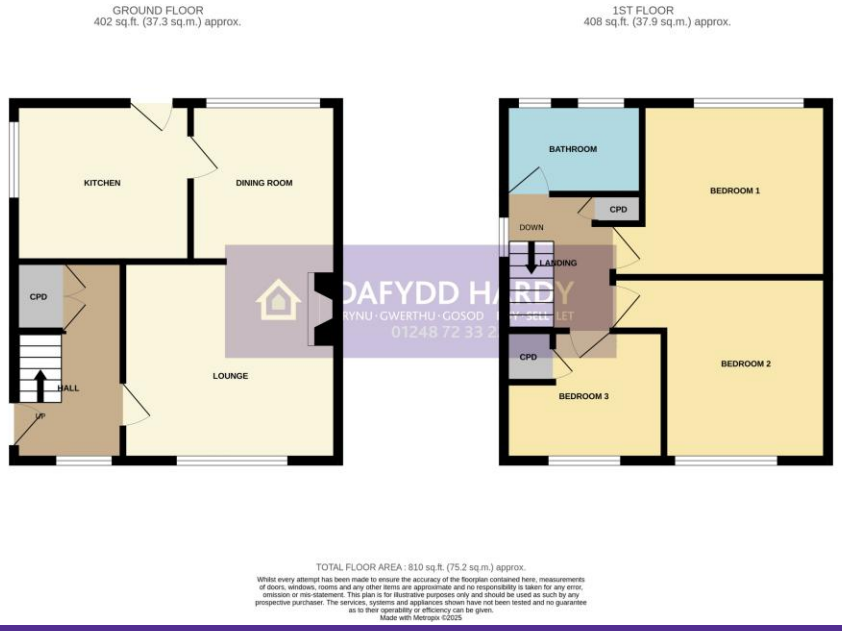
Situated in the sought after village of Llandegfan is this spacious, well presented and modernised End Terrace House, ideally placed for local amenities and primary school whilst being just 1½ miles from the town of Menai Bridge and excellent connections for the A55 and university city of Bangor. The property enjoys gardens to 3 sides and has fine views of the surrounding countryside and mountains, especially so from the first floor. The appealing interior offers a decent sized dual aspect lounge with dedicated dining area and a feature real flame gas fire, the kitchen comes fitted with modern units and a built-in oven, hob and extractor whilst 3 bedrooms reside on the first floor served by a fully tiled bathroom with modern 3 piece suite with overhead shower to bath. Externally, to the front is a gravelled garden area, to the side a larger enclosed garden fitted with artificial grass and a further courtyard garden to the rear complete with 3 outbuildings/garden stores. A large residents parking area is located to the rear. The property comes fitted with uPVC double glazing and gas central heating.

The village of Llandegfan has amenities of a village store and primary school. The nearest town is Menai Bridge, renowned for its famous suspension bridge, which offers a number of useful amenities which can cater for your day to day requirements to include a Waitrose supermarket and schools. There is also a choice of reputable eateries, taverns and restaurants. Menai Bridge town is opportunely placed for many of the coastal and rural attractions (Beaumaris springs to mind) to be found on this part of the island and the A55 allows for rapid commuting throughout the island from the port town of Holyhead to the mainland.

Directions

From our Bangor office, proceed along the High Street bearing right at the traffic lights towards the train station. Keeping left, follow Holyhead Road (A5) past Morrisons and onwards towards Menai Bridge. Proceed over the suspension bridge, taking the second exit at the roundabout (A545) towards the centre of Menai Bridge and onwards in the direction of Beaumaris. After crossing Cadnant bridge, turn left into Cichle Hill for Llandegfan and on reaching the village store, take the next turning on your left. Follow the road past the primary school and where the road bends sharp left the property will be seen on your left hand side.

https://what3words.com/unrated.yachting.parade



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 B.

Energy Performance Rating

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













Entrance Hall	
Lounge	*3.90m x 3.60m (12'10" x 11'10")*
Dining Room	*2.66m x 2.87m (8'9" x 9'5")*
Kitchen	*3.21m x 2.86m (10'6" x 9'5")*
Landing	
Bedroom 1	*3.34m x 3.20m (10'11" x 10'6")*
Bedroom 2	*2.99m x 3.31m (9'10" x 10'10")*
Bedroom 3	*2.93m x 2.39m (9'7" x 7'10") Max*
Bathroom	*2.55m x 1.62m (8'4" x 5'4")*

- Spacious End Terrace Family Residence
- Modernised & Well Presented
- 3 Bedrooms & Modern Bathroom
- Generous Dual Aspect Lounge/Dining Room
- uPVC Double Glazing & Gas Central Heating
- Low Maintenance Gardens Front, Side & Rear
- 3 Useful Outdoor Stores/Sheds
- Communal Residents Parking
- Mountain & Countryside Views From First Floor
- Convenient For Village Amenities









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