



Tua'r Mor Lon Ganol Llandegfan LL59 5UE
Freehold Detached Bungalow
£410,000

- Very Well Appointed And Most Impressive Extended Detached Two Storey Property With Flexible Accommodation Throughout
- 2/3 Bedrooms /2 Bathrooms/1/2 Receptions
- Located On A Very Popular & Sought After Residential Estate In The Village & Conveniently Situated Off Lon Ganol
- Boasting Stunning Views Of The Snowdonia Mountain Range
- Ample Off-Road Parking & Detached Garage
- Occupies Generous Private Landscaped Grounds
- Services Mains Electric, Mains Water, Mains Drains Central Heating Gas Fired Central Heating
- .Added Benefit Of Having No Onward Chain

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Property Summary

A Very Well Appointed And Most Impressive Extended Detached Two Storey Property With Flexible Accommodation Throughout Located On A Very Popular & Sought After Residential Estate In The Village & Conveniently Situated Off Lon Canol, Tucked Away In A Cul-De-Sac. Tua'r Mor Occupies Generous Private Landscaped Grounds, Boasting Stunning Views Of The Snowdonia Mountain Range Especially From First Floor Level Together With Ample Off-Road Parking & Detached Garage. The Property Is Located In The Village Of Llandegfan & Within Easy Walking Distance Of The Local Primary School, Bus Stop And Convenience Store. The Property Is Easily Accessible To The Towns Of Beaumaris & Menai Bridge With Onward Links To Bangor, Holyhead, Chester & London, Whilst The A55 Expressway Is Also Easily Accessible For Commuting Into The University City Of Bangor And Across The Entire Island Of Anglesey. .Added Benefit Of Having No Onward Chain

The accommodation which benefits from gas central heating and double glazing briefly comprises spacious entrance hallway with stairs leading up to first floor along with a useful understairs storage cupboard, low maintenance floor covering, frosted window, decorative mouldings and coving ,opening through into an open plan area currently used as a sitting room 3 with decorative coving, low maintenance floor covering ,window to side aspect overlooking the garden.(this can easily be boarded up to make an enclosed area which can in turn become a third bedroom or study/office.)

Continuing off the main entrance hallway is the inner hall with decorative coving & mouldings, low maintenance floor covering and doors leading off into ground floor bedroom with window to front aspect boasting super views of the mountains, low maintenance floor covering and decorative moulded coving's, bathroom briefly comprising contemporary style suite including a roll top style bath set on timber plinth, a walk in whirlpool jacuzzi shower, low flush wc, cantilever bathroom bowl, floor to ceiling space saving vertical radiator and complimentary floor and wall tiling throughout.

Continuing off the inner hall is a door leading into the main focal point of the ground floor with a most sunning vaulted kitchen/dining and living space briefly comprising kitchen area with fitted high spec wall and drawer units, glass display units with adjoining display shelf, complimentary butchers block effect & granite work surfaces with separate range master cooker and hob with chimney style extractor over, ceramic one and a quarter sink drainer with mixer tap with stylish moulded granite splash back, bank of fitted larder tower units including an integrated fridge / freezer, low maintenance flooring, window to side aspect overlooking the gardens, space saving vertical radiator, decorative mouldings and coving,

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opening that connects the open plan kitchen to the living/dining area with double French doors to the side gardens, engineered oak flooring, attractive wood burning stove, window to side aspect overlooking the gardens and the main focal point of the vaulted room is the magnificent floor to ceiling Tripple window boasting magnificent views of the Snowdonia mountains and front gardens.

The first floor briefly comprises a landing area with ample eaves storage, window to side aspect overlooking the side with super distant mountain views, door off into the main bedroom en suite wet room briefly comprising bedroom 2 with window to side aspect affording stunning views toward the mountains, door through into the en suite we room briefly comprising open wet room shower with mains shower, low flush wc, cantilever wash hand basin, space saving wall mounted radiator, complimentary tiled flooring, low maintenance wall cladding and extractor.

Externally

Galvanised gates lead onto the driveway with loose chippings providing ample space for off road parking for several vehicles with onward access to a detached garage/utility room with up and over door and side door and window to rear. A flagged path takes you to the low maintenance side garden area which is mainly loose chippings and incorporates a small pond with stone surround and bordering the boundary are attractive timber panels set in a brick base.

Continuing to the rear is a flagged patio area that makes a great sun trap that is located just off the living/kitchen/diner with small steps leading up to French doors back into the property. The flagged path continues to the rear itself which is mainly laid to lawn with mature hedges providing a great deal of shelter and privacy. The lawned garden continues around the other side of the property with mature hedges, trees and a flagged path takes you back to the front driveway.

Location

The Very Sought-After Location Is Only A Short Walk Away From The Village Convenience Store, Bus Stops & Primary School & Is Just Under One Mile From The Sought-After Town Of Menai Bridge And Only A Short Drive To The General Hospital In Penrhosgarnedd And University City Centre Of Bangor. Bangor, Menai Bridge and Llanfairpwll Having Excellent Road And Rail Links, An Excellent Choice Of Schooling, Shopping, Supermarkets, Including A Waitrose In Menai Bridge. Llandegfan Is Conveniently Located For Both The Snowdonia Mountain Range And The Stunning Anglesey Coastline. We Would Anticipate Plenty Of Early Interest. Llandegfan is a village on the south of Anglesey, North Wales. It is part of the community of Cwm Cadnant. The original village Hen Llandegfan was on the ancient way from the crossing of the Menai Strait at Porthaethwy via Pentraeth to Beaumaris. St Tegfan's Church, the mother church of Beaumaris, has been highly restored.

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Council Tax Band D

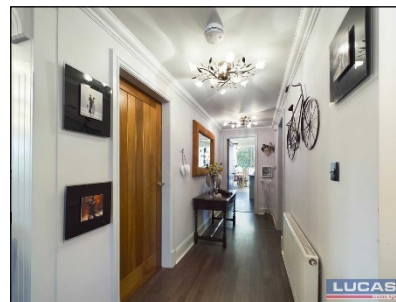
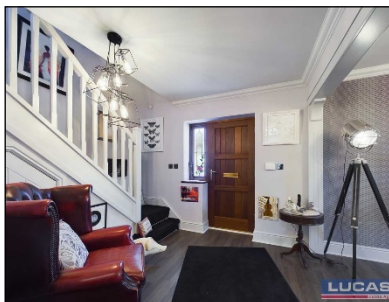
Exact Location

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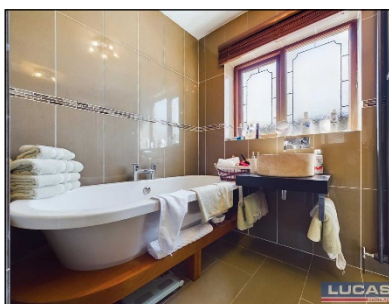
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd



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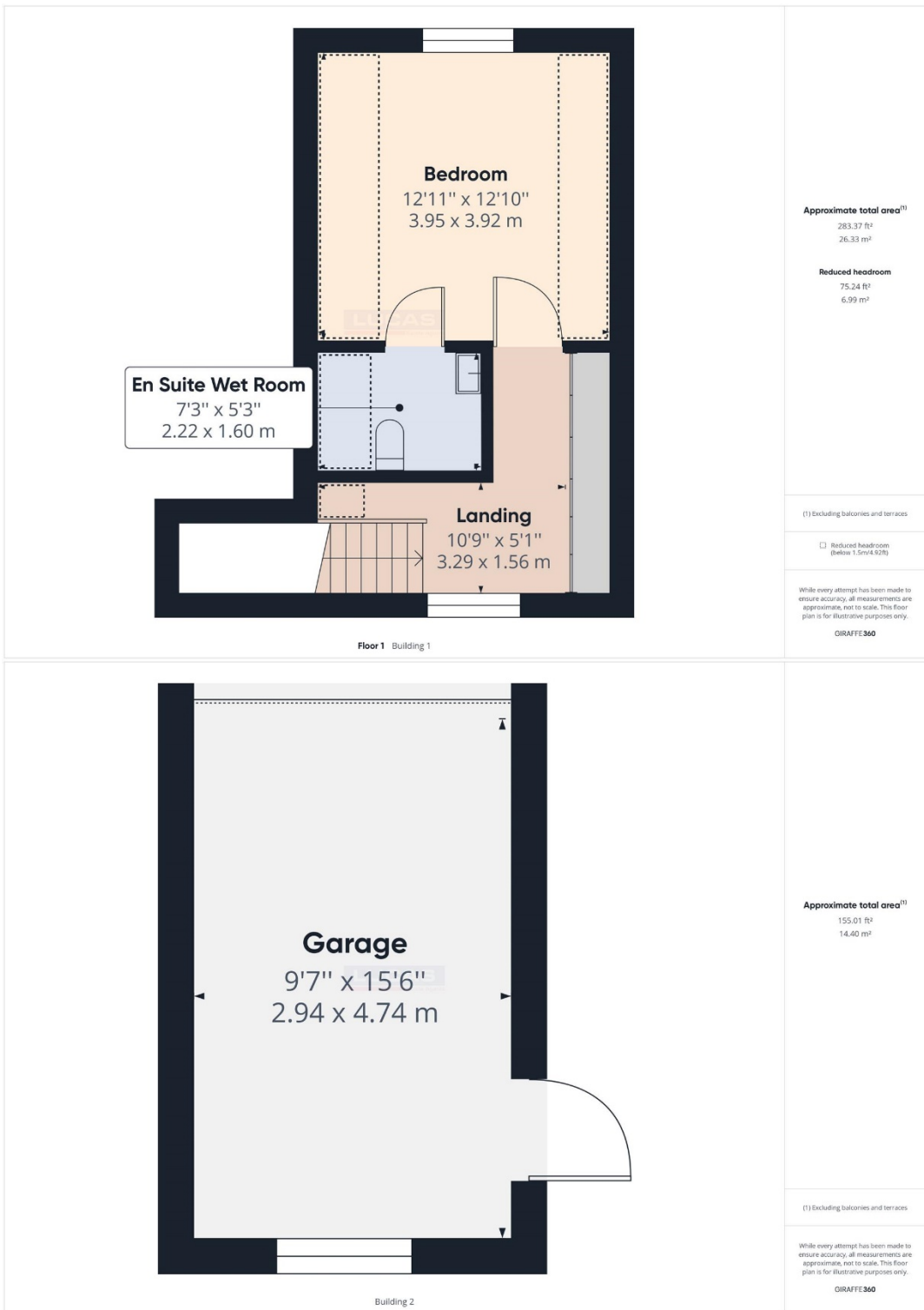
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	60	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

<https://find-energy-certificate.service.gov.uk/energy-certificate/9055-2845-7827-9603-8921>



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