



Arosfa Stad Pen Y Berth Llanfairpwll LL61 5YT  
Freehold Detached  
NEW PRICE £365,000

- Very Well Appointed & Spacious Detached Dormer Style Bungalow In Upper Part Of Village
- 4 Bedrooms/2 Bathrooms/3 Receptions
- Well Established & Generous Mature Gardens
- Drive With Garage And Off-Road Parking
- 360 Virtual Tour <https://tour.giraffe360.com/0a6ce82a87ce49788dad37a4aefd0eb8/>
- Close To Local Amenities & Very Well Placed For A55 Expressway
- Viewing Is Highly Recommended Throughout
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Mains Gas

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

### Property Summary

A Very Well Appointed & Spacious Detached Dormer Style Bungalow In Upper Part Of Village Located In A Quiet Cul De Sac With Private Driveway & Off-Road Parking Area With Garage Set Within Well Established & Generous Mature Gardens. The Property Benefits From Gas Central Heating & Double Glazing, Providing Flexible Accommodation Throughout. The Property Is Well Placed Within The Village And Is Very Convenient For Local Schooling Together With All Other Amenities And Is Within Easy Access Of The A55 Expressway & 4 miles from the University City of Bangor & Ysbyty Gwynedd Hospital. Viewing Is Highly Recommended....

The accommodation briefly comprises glazed French style doors into vestibule with frosted glazed door into entrance hallway with built in storage cupboard, coved ceiling, stairs to first floor and doors leading off into ground floor separate wc with low level wc, pedestal wash hand basin and complimentary tiled walls, living room with living flame gas fire and timber surround set on marble hearth, coved ceiling, window to side aspect, French doors through into a light and airy conservatory/sun room with slate flooring and French doors leading out to the rear garden, square opening off living room through into the dining room with coved ceiling, window to rear aspect, door through into the kitchen briefly comprising base and wall storage cupboards, two drawer packs, space for dishwasher, built under oven with gas hob and chimney style extractor over, window to side aspect, vertical heated towel rail, built in storage cupboard, space for free sanding fridge freezer, complimentary slate floors and tiled walls together with matching work surfaces, door through to entrance hallway with doors off into a utility room with base and wall storage cupboards, space for free standing washer, complimentary slate flooring, glazed doors to side drying area and small window to side aspect. Completing the ground floor accommodation is an office/bedroom 5 with coved ceiling, built in bookshelves and a window to front aspect.

The first floor comprises landing with built in linen cupboard, doors off into main bedroom en suite shower room with window to front aspect, en suite briefly comprising low flush wc, pedestal wash hand basin with complimentary tiled walls, shower cubicle with electric shower, vertical heated towel rail and low maintenance floor covering, bedroom 2 with window to front aspect and lovely view over the village toward the marquis column, bedroom 3 with window to front aspect and lovely view over the village toward the marquis column, bedroom 4 with built in storage cupboards, window to side aspect and completing the internal accommodation is the main bathroom suite briefly comprising panelled bath with mains shower and glass folding screen, low flush wc, pedestal wash hand basin, complimentary wall tiling and low maintenance floor covering.

### Externally

Arosfa is located in a quiet cul de sac with a long tarmac driveway bordered by mature hedges leading to the front of the property, parking area and garage with well-established gardens including mature shrubs and plants leading to the side garden which is mainly laid to lawn together with established beds and trees and a gravelled pathway takes you to the rear garden which is a mixture of established trees and shrubs, small pond, flagged patio area and gated access leading onto Lon Refail. A path at the side of the garage leads to a useful gravelled drying area with onward access to the utility room.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

## LOCATION

Llanfairpwll is situated on the historical A5 route which runs from London to Holyhead and is positioned close to the Menai Strait and the two historical bridges. With the A55 expressway near-by, this allows easy travel to the university city of Bangor on the mainland. Llanfairpwll boasts a good range of amenities which include a supermarket, several local shops and businesses, 2 pubs/restaurants, a post office, petrol station, dental surgery, doctors' surgery, train station and primary school whilst a secondary school lies less than 2 miles away in the town of Menai Bridge.

## Council Tax Band E

### Exact Location

what3words //regular. fights. bond

**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.

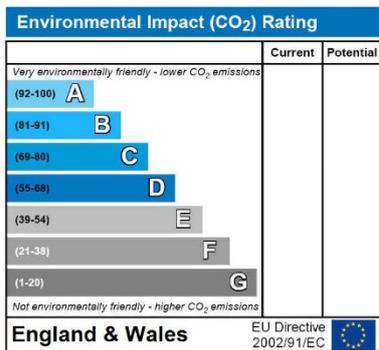
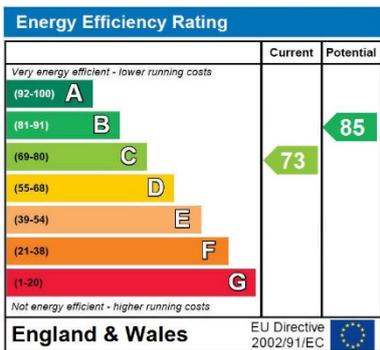
### Note to Customers

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

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



<https://find-energy-certificate.service.gov.uk/energy-certificate/2700-8405-0922-9198-2573>

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.