



Llys Mona, 2 Fron Deg Ffordd Penmynydd Llanfairpwll LL61 5AX  
 Freehold Detached  
 NEW PRICE £375,000

- Very Well Appointed & Spacious Detached Family Home In Very Sought After Part Of Village
- 4 Bedrooms/2 Bathrooms/2 Receptions
- Drive With Integral Garage And Off-Road Parking
- Close To Local Amenities, Primary School & Very Well Placed For A55 Expressway
- Well Established Mature Lawned Gardens To Front & Side With Enclosed Gravelled Gardens With Mature Trees To Rear
- Viewing Is Highly Recommended Throughout
- Boasting Super Views Of Marquess Of Anglesey Column & Distant Snowdonia Mountain Views To Front Aspect
- Services Mains Electric, Mains Metred Water, Mains Drains, Central Heating Mains Gas

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## Property Summary

A Very Well Appointed & Spacious Detached Family Home In A Very Sought After Part Of Village Located In A Quiet Cul De Sac With Off-Road Parking & Integral 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 which benefits from gas central heating and double glazing briefly comprises front door into a very spacious entrance hallway with stairs to first floor, window to front aspect & doors leading off into lounge with log effect fire with composite surround, window to front aspect, breakfast kitchen briefly comprising ample base, wall and larder storage cupboards, wine rack, together with integrated fridge/freezer, built in electric oven, induction hob with integrated extractor over, semi integrated dishwasher, bespoke work surfaces with breakfast bar incorporating one and a half bowl sink, complimentary ceramic tiled floor, window to rear aspect and door to side pathway and front and rear gardens, dining room with window to rear aspect and completing the ground floor accommodation is a bathroom suite briefly comprising shower cubicle with pump fed mains shower and immersion heater, bespoke integrated vanity sink unit with cupboard storage to either side providing ample storage with fitted surface and complimentary tiled surround and splashbacks, low flush wc and extractor fan, complimentary ceramic tiled flooring, frosted window to side aspect.

The first floor comprises a spacious landing with slingsby style ladder to attic space, doors leading off into a very spacious bedroom 1 with a built in bank of wardrobes, window to front aspect boasting views of the Marquess column and distant views of the Snowdonia mountains, L shaped and spacious bedroom 2 with a built in bank of wardrobes, window to front aspect boasting views of the Marquess column and distant views of the Snowdonia mountains, opening to an inner landing area with doors off into double bedroom 3 with a built in bank of wardrobes, window to rear aspect overlooking the gardens, L shaped bedroom 4 with a built in bank of wardrobes, window to rear aspect overlooking the gardens and completing the first floor accommodation is a family bathroom briefly comprising decorative bath with tiled surround, low flush wc, pedestal wash hand basin and fully tiled walls and complimentary floor tiling.

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### Externally

Lawned gardens to front and side of the property with mature trees and shrubs with flagged paved drive providing off road parking leading to an integral garage with plumbing for washer, space for dryer, roll top door, power and lighting. A path to the side leads past the access through into the kitchen with a wrought iron gate leading to a mainly gravelled enclosed rear garden area with ample space for planters and shrubs, raised rockery bed with mature trees and shrubs, 2 small garden ponds and seating area providing a great sun trap along with three useful power points.

### Location

Llanfairpwll is a popular residential village, enjoying the enviable reputation of having Britain's longest place name. The village is situated on the historical A5 route and is positioned close to the Menai Strait and two historical bridges. The village boasts a good range of amenities which include supermarkets, several local shops and businesses, 2 pubs/restaurants, a post office, petrol station, dental surgery, doctors, train station and primary school whilst a secondary school lies less than 2 miles away in the town of Menai Bridge.

### Council Tax Band F

### Exact Location

what3words ///voices.shuttered.moderated

**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

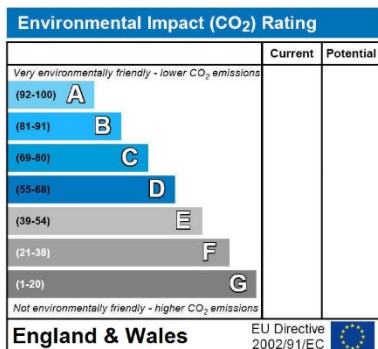
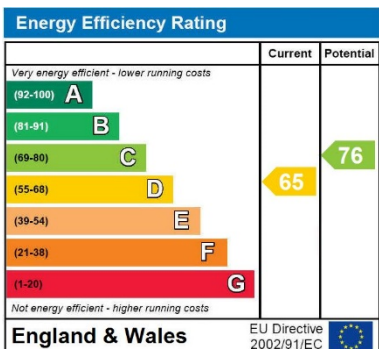
Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors 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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<https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2482-8250-2927-7685>

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**Approximate total area<sup>(1)</sup>**  
862.37 ft<sup>2</sup>  
80.12 m<sup>2</sup>

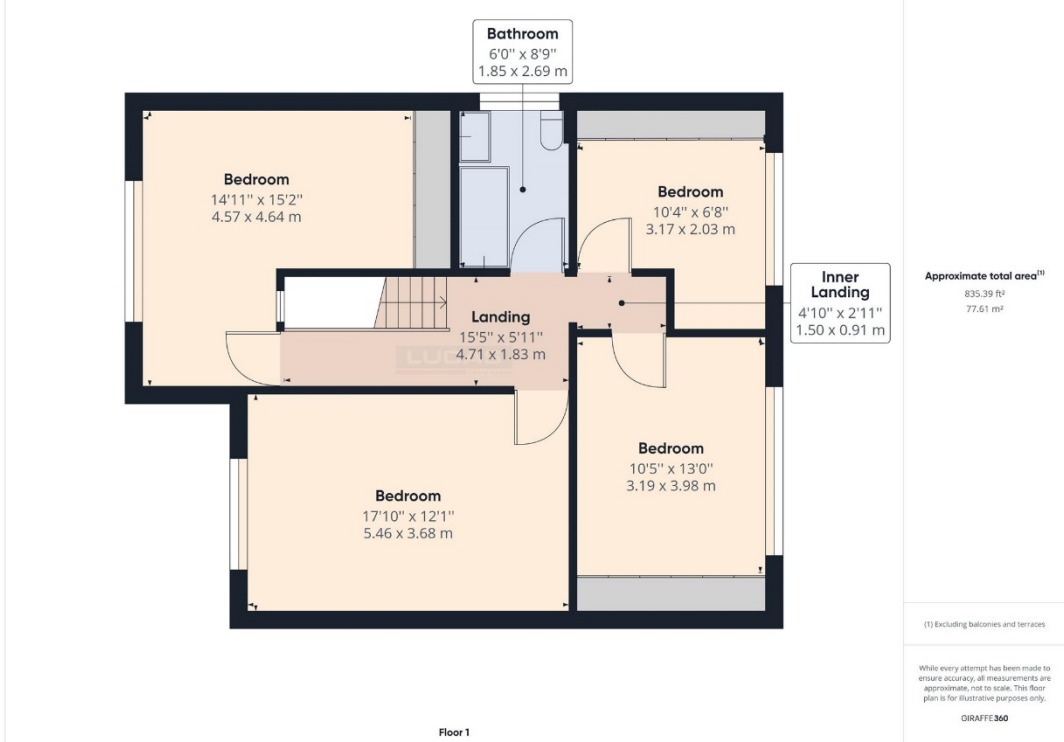
**Reduced headroom**  
16.69 ft<sup>2</sup>  
1.55 m<sup>2</sup>

(1) Excluding balconies and terraces

□ Reduced headroom  
(Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**DIRAFFE360**



**Approximate total area<sup>(1)</sup>**  
835.39 ft<sup>2</sup>  
77.61 m<sup>2</sup>

(1) Excluding balconies and terraces

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**DIRAFFE360**

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