



Gilfach Fach Llanddaniel Gaerwen LL60 6ET
Freehold Detached Bungalow
OIRO £340,000

- Delightful Semi-Detached Bungalow/Cottage Located In Heart Of Village Down Private Lane & Not Overlooked
- 3 Bedrooms/1 Bathroom/2 Receptions
- Beautifully Landscaped Gardens To Both Front & Rear
- Ample Off-Road Parking & Single Garage
- Tastefully Modernised & Upgraded Throughout
- Viewing Is Highly Recommended Both Internally & Externally
- Stunning Views Especially To Rear Aspect Of Surrounding Countryside
- Services Mains Electric, Mains Water, Mains Drains, Central Heating LPG 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 Presented And Modernised Semi Detached Bungalow Ideally Placed In The Heart Of the Village Of Llanddaniel, Located Down A Shared Private Lane Boasting Fabulous Landscaped Gardens Along With Ample Off Road Parking For Several Vehicles, Detached Garage/Workshop And To The Rear A Generous Decked Terrace and Gazebo, Making A Great Sun Trap And Offering Stunning Views Of The Open Countryside, The Garden Is Not Overlooked Making A Wonderful Spot For Dining, Relaxing And Entertaining In. The Property Has Undergone a Full Programme Of Works Throughout & Viewing Both Internally & Externally Is Highly Recommended. The Village Of Llanddaniel Is Well Placed For The A55 Expressway, Villages Of Gaerwen & Llanfairpwll Along With The Popular Coastal Beaches Of Both Newborough & Malltraeth

The accommodation which benefits from LPG gas central heating and double glazing briefly comprises vestibule with low maintenance flooring, glazed door into the dining area with high-end Karndean flooring, wood burning stove set in open fireplace and square opening through into the kitchen briefly comprising base and wall storage cupboards, space for free standing cooker with chimney style extractor over, space for free standing fridge/freezer, atrium skylight, Karndean flooring, wall mounted gas central heating boiler, glazed door leading out onto decking terrace, window to rear aspect overlooking gardens along with superb views of open countryside.

Door off into utility room briefly comprising ceramic Belfast style sink with mixer tap, space for free standing washer and dryer, low maintenance floor covering, window to rear aspect overlooking gardens along with superb views of open countryside.

Continuing off the dining area is a door into the lounge with frosted window allowing additional natural light and a window to front aspect overlooking the private gardens. Opposite is a door leading to inner hallway with Karndean floor covering, doors leading off into Bedroom 1 with window to side aspect and window to rear aspect overlooking gardens along with superb views of open countryside, bedroom 2 with window to front aspect overlooking the private gardens, bedroom 3/office with built in mirrored wardrobes and window to side aspect. Completing the internal accommodation is the main contemporary bathroom suite briefly comprising panelled bath, corner shower cubicle, low flush wc, vanity sink base unit, space saving heated towel rail, low maintenance floor covering, attractive tiled walls and frosted window to side aspect.

Externally

Gravelled area to the front with ample off-road parking for several vehicles leading to a detached garage/workshop with power and lighting and double timber doors along with a separate flagged pathway to the front entrance together with beautifully landscaped gardens with mature trees and beds bordered by timber sleepers. The gravelled path continues to the side of the property and onward to the rear which briefly comprises of a private garden, with a decked terrace area extending to a gazebo providing a great sun trap to enjoy the stunning countryside views. In addition, there is further space for a timber garden shed and recently landscaped beds with timber sleepers.

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

Llanddaniel is a village that's convenient for both the old historic A5 and main A55 expressway providing links to both Gaerwen and Llanfairpwll, both villages offering a good range of amenities. There is a primary school located locally within Llanddaniel. The A55 also allows for easy travel to the mainland, the university city of Bangor (with mainline rail links) and the ferry terminal at Holyhead. The Isle of Anglesey has many attractions, foremost of which is the marvellous coastline with 120 miles of coastal pathways to enjoy.

- Star Doctors surgery 1.9 miles
- Bangor Hospital 5.2 miles
- Llanfair PG 3.2 miles
- Menai Bridge 3.8 miles

Council Tax Band C

Exact Location

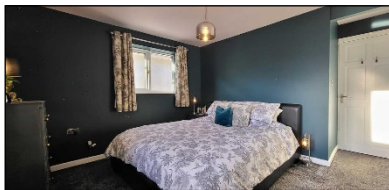
what3words ///objective.excellent.playing

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.

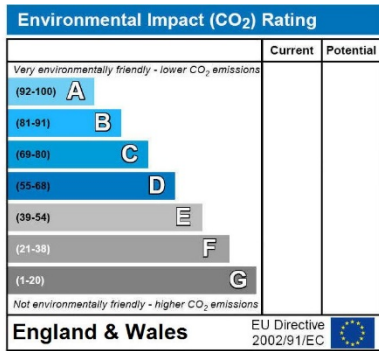
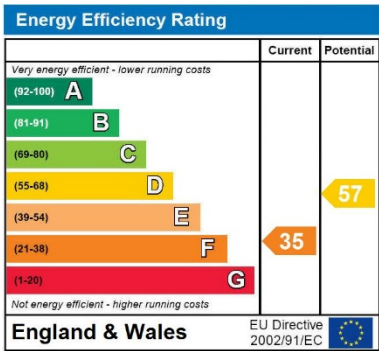
Note to Customers

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.

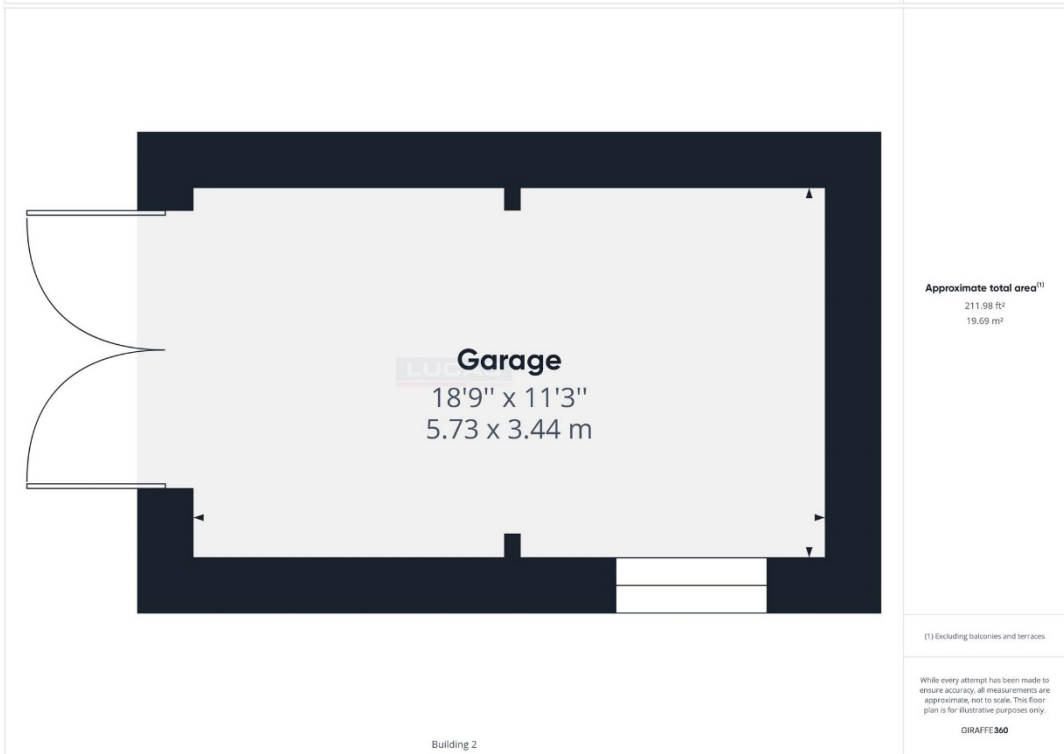


These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. 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/9322-0034-3213-2567-6204>

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.

 <p style="text-align: center;">Ground Floor Building 1</p>	<p>Approximate total area⁽¹⁾</p> <p>1167.79 ft² 108.49 m²</p>
 <p style="text-align: center;">Ground Floor Building 2</p>	<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p style="text-align: right;">GIRAFFE360</p>

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.