



Bryn Teg 13 Collen Wen Llanfairpwll LL61 5QQ  
 Freehold Detached  
 NEW PRICE £379,950

- Very Well-Appointed Superb Family Sized Detached Residence With Added Benefit Of No Onward Chain
- 4 Bedrooms/2 Bathrooms/2 Receptions
- Very Sought After Residential Village Location
- Established Mature Gardens Front & Rear With Patio Area
- Glimpses Of Marquis Column & Distant Views Of Snowdonia Mountains
- Linked Garage, Drive With Off Road Parking
- Very Convenient For Local Schooling Together With All Other Amenities And Is Within Easy Access Of The A55 Expressway
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Mains Gas

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## Property Summary

A Very Well-Appointed Superb Family Sized Detached Residence With The Added Benefit Of No Onward Chain, Located In A Very Sought After Residential Village Location With Driveway & Off-Road Parking Area And Linked Garage, Set Within Well Established Mature Gardens. 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 glazed vestibule entrance with ceramic tiled floor, door leading into dining room with stairs to first floor, understairs storage, window to front aspect overlooking gardens, doors off into lounge with gas fireplace set on marble hearth with timber surround, window to side aspect, two narrow vertical windows to front aspect overlooking gardens and sliding patio doors leading out to rear patio and gardens, kitchen with a range of base and wall storage cupboards, drawer pack, eye level built in single oven, gas hob with chimney style extractor over, complementary work surfaces and wall tiles, low maintenance floor covering and door off into utility room with space and plumbing for washing machine, space for upright fridge/freezer, gas central heating boiler, door leading out to rear gardens, low maintenance floor covering and door off into separate wc briefly low flush wc, wall mounted wash hand basin with tiled splash back, low maintenance floor covering.

The first floor comprises spacious L shaped landing with doors leading off into main bedroom en suite with two windows to front aspect overlooking gardens & boasting glimpses of marquis column & distant views of Snowdonia mountains, door through into en suite shower room briefly built in shower cubicle, low flush wc, vanity sink base with useful storage cupboards, complementary wall tiling and frosted window to front, bedroom 2 with window to front aspect overlooking gardens & boasting glimpses of marquis column & distant views of Snowdonia mountains and window to side aspect, bedroom 3 with two windows to rear aspect overlooking gardens, bedroom 4/office with windows to rear aspect overlooking gardens and completing the accommodation is the family bathroom comprising jacuzzi bath with mains shower over and glass screen, low flush wc, vanity sink base unit, complementary wall tiling, ceramic tiled flooring and frosted window.

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### Externally

Lawned gardens to front of the property with mature trees and shrubs with tarmacadam drive providing ample off-road parking leading to a linked garage with power and lighting. A timber gate to the side of the garage leads onto a flagged path with space for a garden shed and refuse/recycling storage. The flagged path continues to the rear garden which is mainly laid to lawn with mature trees and shrubs and a patio area.

### 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, 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 ///bags.apart.confining

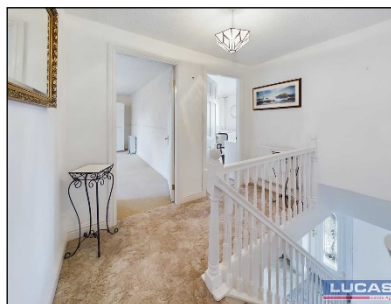
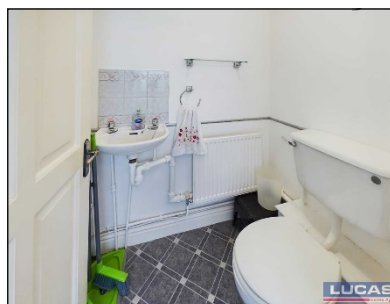
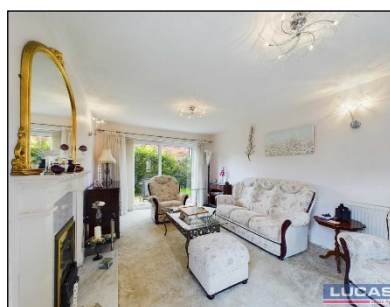
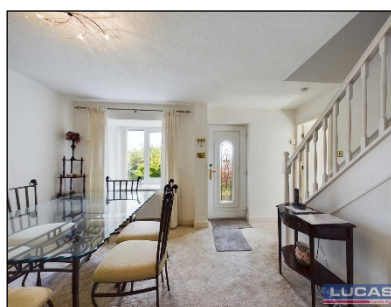
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

### Note to Customers

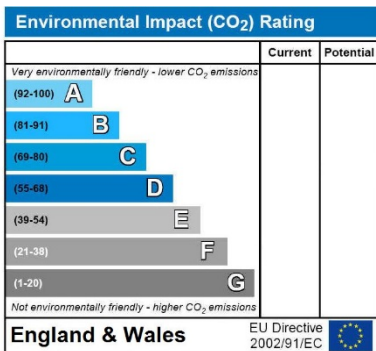
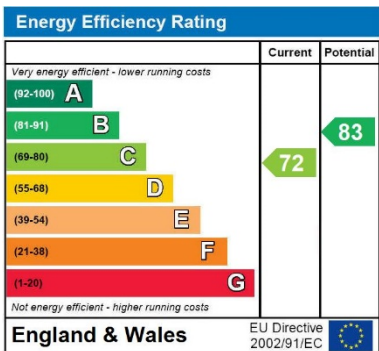
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