



7 Carreg Y Gad Llanfairpwll LL61 5QF
Freehold Semi Detached
£265,000

- A Very Spacious End Terrace House Being One Of Five Well Placed In A Sought After Cul De Sac On This Popular Residential Estate
- 4 Bedrooms/1 Bathroom/1 Reception
- Property Requires Modernisation Throughout
- Close to Local Amenities
- Council Tax Band C £1755.36 2024/2025, Broad Band Speed Up to 678 mbps
- Chain Free
- Services Mains Electric, Mains Water, Mains Drains Central Heating Gas Fired Central Heating

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Property Summary

A Very Spacious End Terrace House Being One Of Five Requiring Modernisation Throughout, Well Placed In A Sought After Cul De Sac On This Popular Residential Estate Located Only A Few Minutes Stroll To The Centre Of This Extremely Desirable And Family Orientated Village. The Property Benefits From No Onward Chain & Offers Ample Off-Road Parking, Integral Garage & Gardens To Side And Rear. 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.

The accommodation which benefits from gas central heating and double glazing briefly comprises front door into entrance hallway with stairs to first floor, door to integral garage and doors leading off into lounge/diner with inset gas fire and surround, coved ceiling, window to front aspect, sliding doors to rear garden and separate door into breakfast kitchen briefly comprising base and wall storage cupboards with complimentary work surfaces, lay on single bowl sink, space for free standing washer, low maintenance flooring, window to rear aspect, door to rear garden and door back through into the entrance hallway.

The first floor comprises a landing with access to loft space window to front aspect, doors leading off into bedroom 1 window to front aspect, bedroom 2 with window to rear aspect, bedroom 3 window to front aspect, bedroom 4 with window to rear aspect, bathroom briefly comprising panelled bath, pedestal wash hand basin, part tiled walls, frosted window to rear aspect, separate Wc comprising low level cistern with tiled splashback and frosted window to rear aspect.

Externally

Tarmacadam drive at front leading to integral garage with flagged area adjacent with a timber gate leading through to the side garden which is mainly laid to lawn with stone wall and hedge bordering the boundary. A timber gate than takes you through to an enclosed rear garden area which is mainly concreted and patio with borders.

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.

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Exact Location
what3words ///bless.risking.intrigued

<https://what3words.com/ways-to-use>

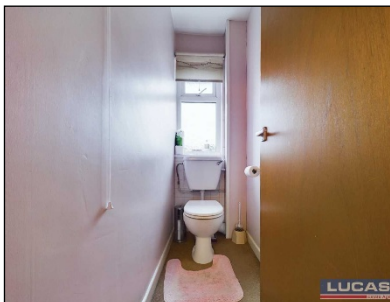
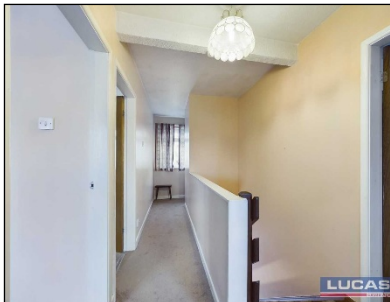
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Note to Customers

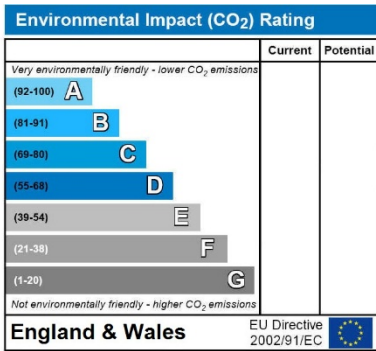
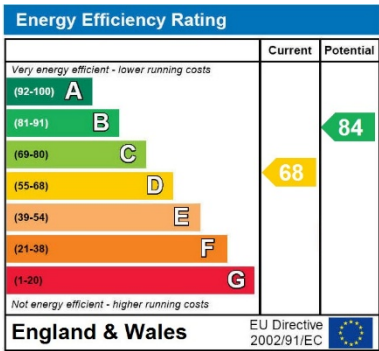
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<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2050-4490-2825-4565>

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