



13 Llys Marcwis Ffordd Caergybi Llanfairpwll LL61 5TX  
Leasehold Flat/Apartment  
NEW PRICE £129,950

- Centrally Placed Within Village Well Appointed Low Maintenance First Floor Flat Set Back From Road
- 2 Bedrooms/1 Bathroom/1 Reception
- Private Communal Off-Road Parking
- Ideal 1st Time Buy/Single/Couple/Retirement- Majority Contents Available Extra By Negotiation
- Chain Free
- Close to Local Amenities
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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

Centrally Positioned In The Popular Village Of Llanfairpwll & Within Easy Walking Of The Numerous Amenities Including Doctors Surgery, Primary School, Bus Stop & Railway Station Along With A Supermarket Is This Very Well-Presented Low Maintenance 2 Bedroom First Floor Flat Benefitting From Gas Central Heating & Upvc Double Glazing.

The accommodation briefly comprises L shaped hallway with built in cloaks storage and doors leading off into open plan lounge/kitchen/diner briefly including fitted kitchen with base and wall storage cupboards, stainless steel electric oven with matching hob and extractor over, integrated washer/dryer, complementary wall tiling and low maintenance floor covering, two windows to rear aspect, bedroom 1 with window to side aspect, bedroom 2 with window to side aspect and completing the accommodation is the bathroom briefly comprising panelled bath with shower and glass screen and complementary tiled splash back, low flush wc, vanity sink cupboard with splash back, extractor fan and low maintenance floor covering.

Externally Off Road Communal Private Parking.

### Agents Notes

The Leasehold Has 150 Years Remaining From 2007. Ground Rent £150 pa Service Charge £539 pa.

Majority Of Contents Available By Negotiation.

### Communal Entrance

Llys Marcwis is a small development of 2-bedroom apartments - arranged in 2 sections and having ground and first floor apartments. There is communal parking available. Number 13 is in the rear section on the first floor with stair/lift access set back from the main road.

### Council Tax Band B

### Exact Location

what3words ///removed.rose.globe

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

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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		79	79
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

<https://find-energy-certificate.service.gov.uk/energy-certificate/0051-2589-1030-2309-6121>

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