



12 Ffordd Gwenllian Llanfairpwll LL61 5QD
 Freehold Semi-Detached Bungalow
 £195,000

- Superb Well-Appointed Semi-Detached Bungalow In A Quiet Location
- 2 Bedrooms/1 Bathroom/2 Receptions
- Off Road Parking & Integral Garage
- Low Maintenance Landscaped Gardens Front & Rear
- Open Countryside Views To Rear & Distant Views Of Snowdonia Mountains To Front Aspect
- Benefit From No Onward Chain
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired
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Property Summary

An Opportunity Has Arisen To Acquire This South Facing 2 Bedroom Semi Detached Bungalow Located On This Popular Residential Estate Situated Close To All Village Amenities Including Renowned Primary School, Health Centre, Bowling Green, Local Shops & Business Together With Public Houses & Supermarket. The Property Is Within Easy Access Of The A55 Expressway, University Of Bangor & Ysbyty Gwynedd. The Bungalow Is Ideally Suited For Retirement, Singles Or Couples Or Persons Looking To Downsize & Boasts Distant Views Of The Snowdonia Mountain Range Together With Open Fields To The Rear Aspect.

The bungalow benefits from gas central heating and double glazing together with oak doors throughout and briefly comprises door into L shaped entrance hallway with built in linen cupboard, built in cloaks cupboard, slingsby style ladder to loft storage space, doors leading off into and L shaped living room/diner with recessed lighting, coved ceiling and window to front aspect offering distant mountain views, kitchen briefly comprising high gloss finish base and wall storage cupboards including eye level built in oven, ceramic hob with integrated extractor over, space for tall fridge/freezer, space for washer, low maintenance floor covering, complementary wall tiling and window to front aspect offering distant mountain views.

Continuing off the hallway are doors leading into bedroom 1 with coved ceiling and window to rear aspect overlooking the gardens and offering views over open fields, bedroom 2 with coved ceiling and French style door leading through into a sunroom/conservatory with low maintenance floor covering and matching window panels either side allowing plenty of natural light in with French style door to rear garden area and integral door through into the garage. Completing the internal accommodation is the main contemporary styled bathroom briefly comprising corner shower cubicle with mains shower, back to the wall Wc with storage cupboard to side, vanity sink cupboard, chrome heated towel rail, low maintenance floor and wall coverings and extractor fan.

Externally a tar-macadam drive with space for 2 vehicles leads to a linked garage with power and lighting and internal door through into sunroom/conservatory with linked door onward to the rear gardens. The front gardens consist of a slightly elevated 2 tier low maintenance flagged area with space for planters/tubs. The delightful, landscaped rear gardens are mainly low maintenance with slate and stone chippings and sleeper style steps leading up to a small, raised bed area.

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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, train station and primary school whilst a secondary school lies less than 2 miles away in the town of Menai Bridge.

Council Tax Band C

Exact Location

what3words ///pickle.downward.relieves

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

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

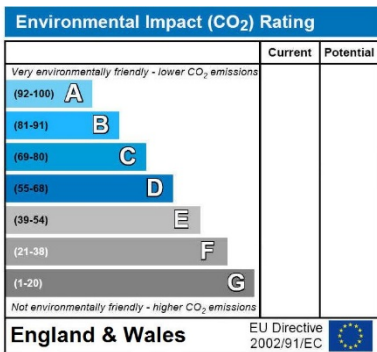
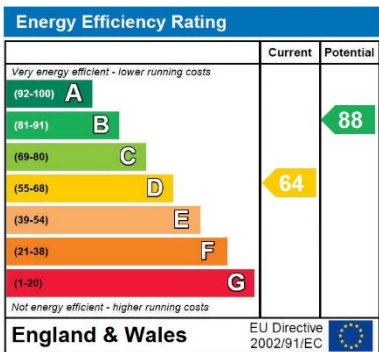
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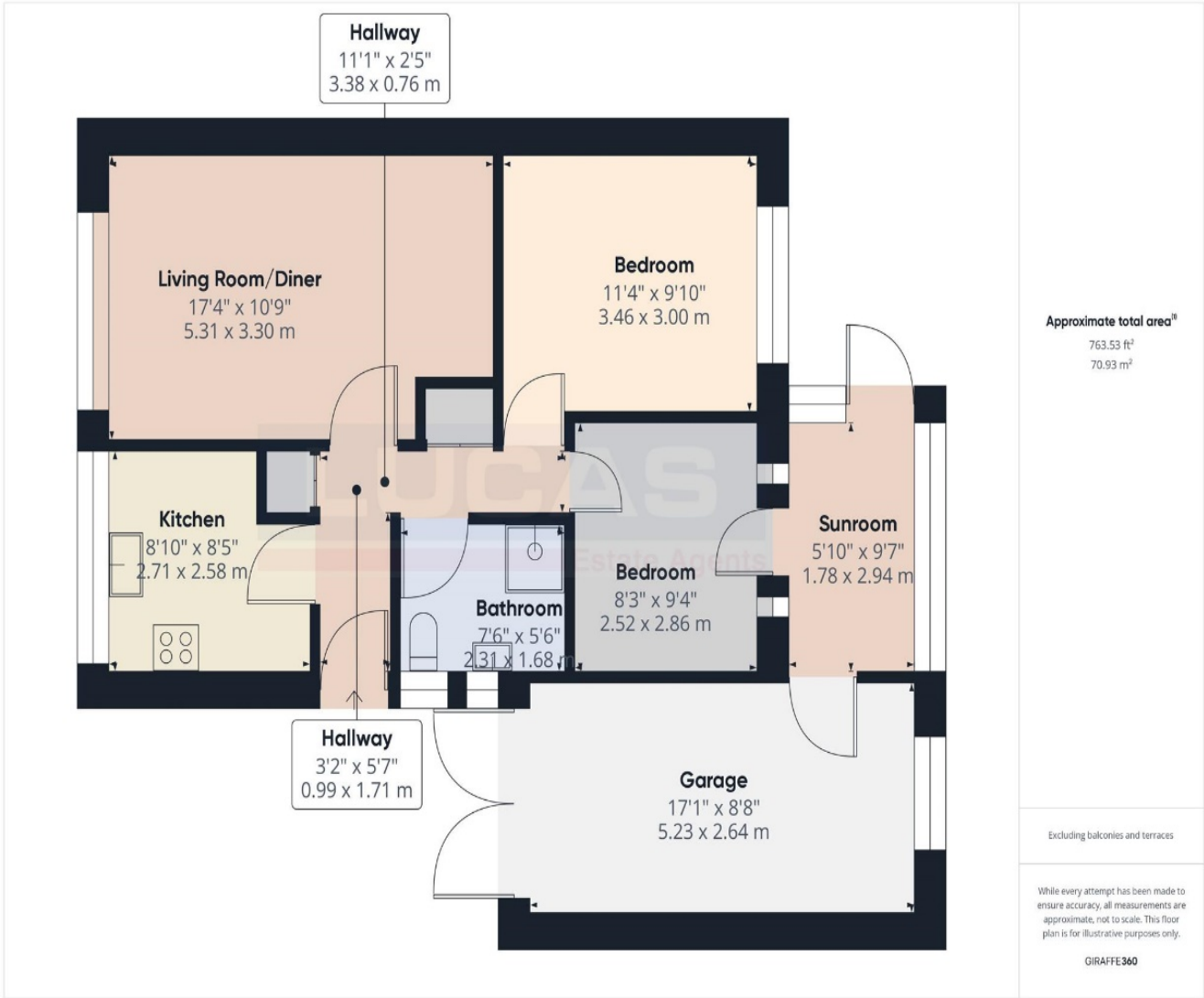


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