



Bro Clwyd, 36 Y Wern Llanfairpwll LL61 5AQ
Freehold Detached Bungalow
£335,000

- A Superbly Presented Detached Bungalow Located In A Quiet Sought After Residential Location
- 3 Bedrooms/1 Bathroom/1 Reception/2 Attic Loft Rooms
- Patio Area & Rear Garden With Crawl Space Storage
- Driveway With Detached Garage Incorporating A Remote Operated Roller Door & Adjoining Utility Room
- Very Useful Attic Loft Rooms With Spacious Landing Area & Separate Wc To First Floor
- Easy Walking To Renowned Local Primary School & Short Drive/Bus To Secondary School In Menai Bridge
- A55 Expressway A Few Minutes' Drive Away
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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Property Summary

A Superbly Presented & Spacious Fully Modernised Detached Bungalow Located In The Popular Village Of Llanfairpwll With Ample Off-Road Parking Along With A Detached Garage/Adjoining Utility Room With Remote Operated Roller Door. The Property Also Benefits From Two Spacious Attic Loft Rooms Together With Ample Eaves Storage Space. The Bungalow Is Set Within Beautifully Landscaped Low Maintenance Gardens To The Front & To The Rear Is A Flagged Patio Area Along With Mature Lawned Gardens With Useful Crawl Space Storage. The Bungalow Is Well Placed Within The Upper Part Of 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 benefits from gas central heating and double glazing along with internal oak doors and briefly comprises front door into the entrance hallway opening into the inner hallway with low maintenance flooring, Hive controller, coved ceiling, doors leading off into the living room with timber fireplace and surround with coal effect gas fire, window to front aspect and decorative coved ceiling, kitchen/diner briefly comprising a fitted kitchen with ample base and wall storage cupboards, two tall glass wall units, integrated built under fridge, semi integrated dishwasher, integrated eye level double oven, gas hob with chimney style extractor over, complementary work surfaces and tiled splashbacks, recessed lighting, door to side path and easy access to utility and rear garden area, low maintenance flooring, coved ceiling and window to rear aspect overlooking the gardens.

Continuing off the inner hall are further doors off into bedroom 1 with window to rear aspect overlooking the gardens, coved ceiling, bedroom 2 with window to front aspect overlooking the gardens, coved ceiling, bedroom 3/office with window to side aspect, coved ceiling, alternate tread wooden stairs to first floor attic rooms and landing. Completing the ground floor accommodation is a contemporary styled bathroom suite briefly comprising corner bath, built in shower cubicle with electric shower and concertina door, low flush Wc, vanity sink unit with bowl and mixer tap, complementary wall tiling, extractor fan, coved ceiling, low maintenance flooring and frosted window to side aspect.

The first floor is accessed via bedroom 3 /office and briefly comprises a spacious landing area with Velux roof light, eaves storage, storage cupboard & doors off into attic room 1 with Velux roof light and built in storage cupboard, attic room 2 with Velux roof light, built in storage cupboard and access to further eaves storage and completing the first floor is a useful separate Wc with low flush Wc and wall mounted wash hand basin with complementary tiled splashback along with a Velux roof light.

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Externally

Landscaped low maintenance gardens to the front with a tarmacadam drive leading to a detached garage/adjoining utility room. A flagged path to both sides of the bungalow lead to the rear garden area with a raised flagged patio area with timber balustrade & steps down to a lawned garden bordered by shrubs, hedging and wall. Additionally, a door leads to a useful crawl space storage area under the property.

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, doctors' 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 D

Exact Location

[what3words ///validated.stays.join](https://what3words.com/validated.stays.join)

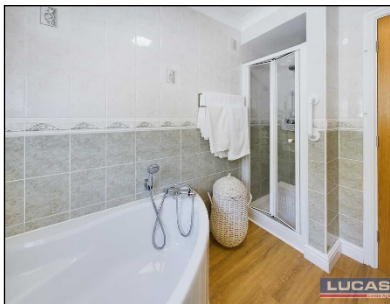
<https://what3words.com/ways-to-use>

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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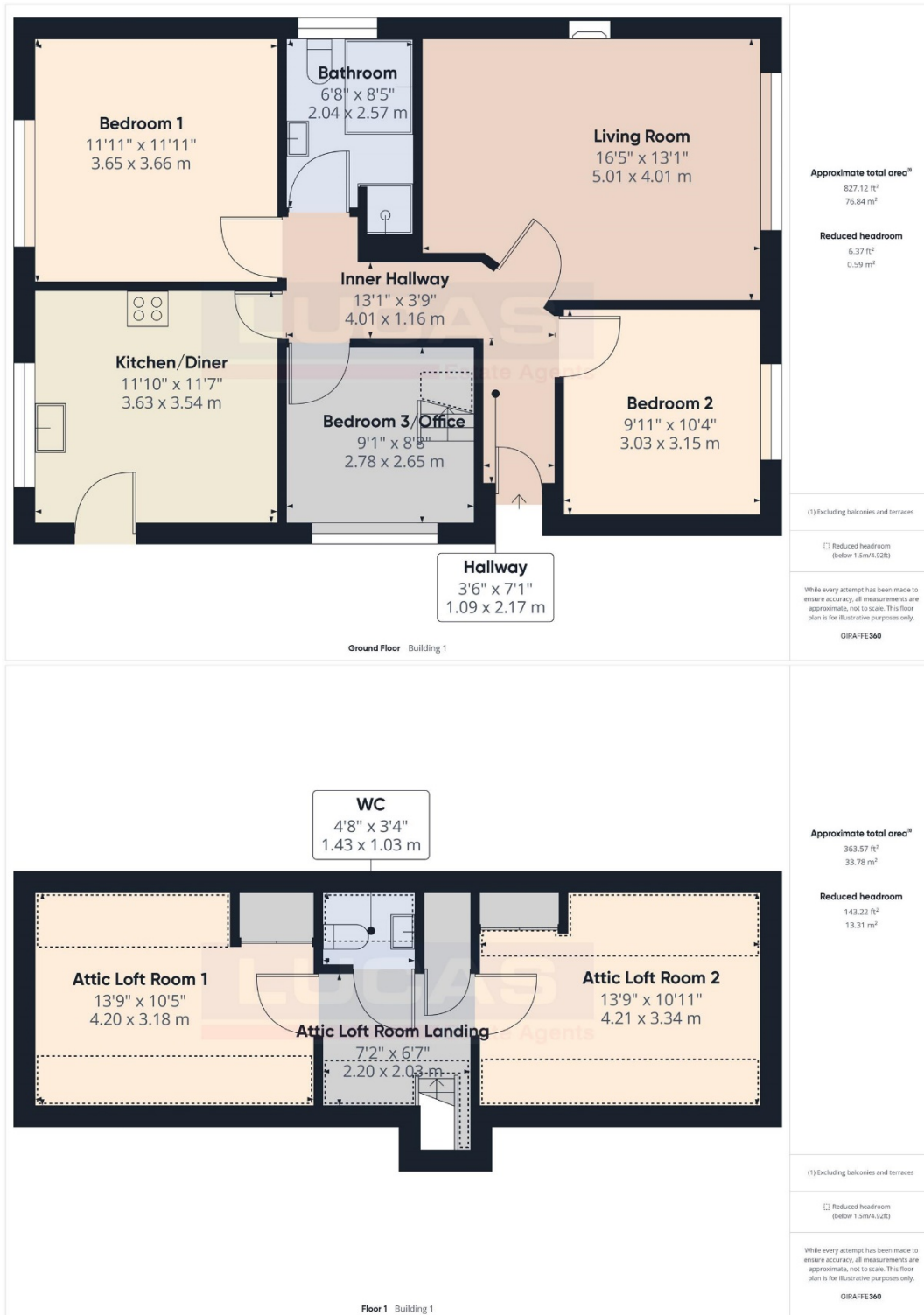


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

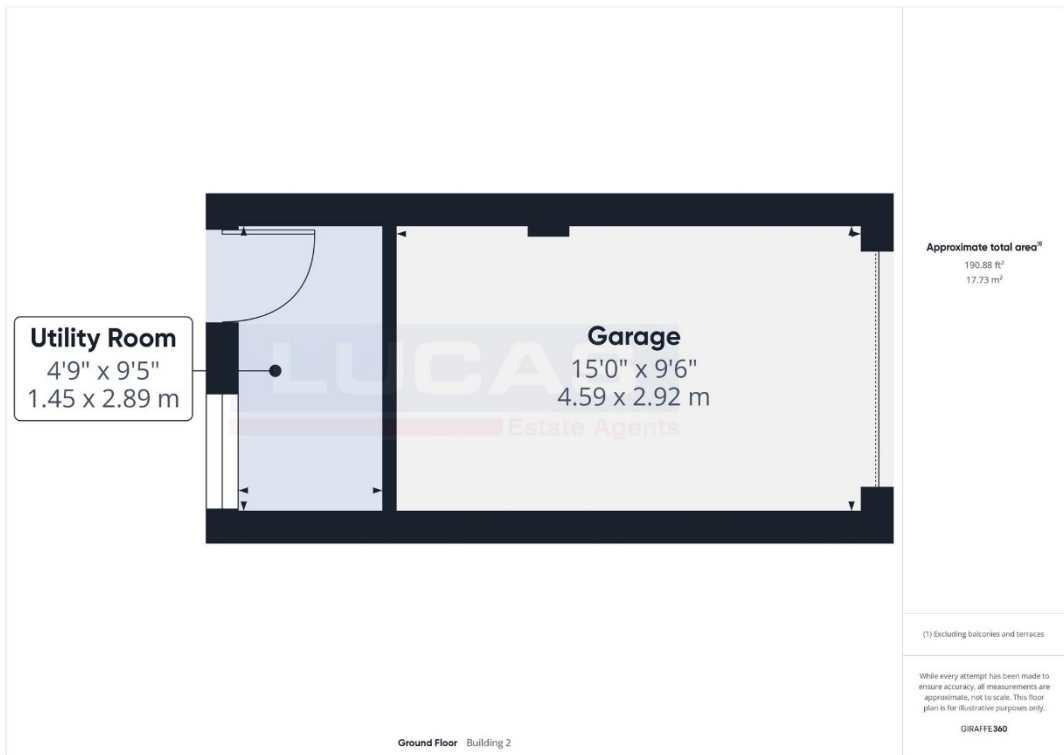
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

<https://find-energy-certificate.service.gov.uk/energy-certificate/0812-1029-6100-0978-0222>

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