



6 Bron Y Felin Llandegfan LL59 5UY  
Freehold Detached  
£339,500

- Spacious Detached Family Home, Ideally Located In The Centre Of The Village
- 4 Bedrooms/1 Bathroom/2 Receptions
- South Facing Enclosed And Secure Rear Garden With Lots Of Sunshine
- Stunning Mountain Views
- Off Road Parking, Garage With Remote Operated Roller Door
- Useful Internal Store Buildings
- Chain Free
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Warm Air Gas Fired

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## Property Summary

A Very Spacious Four Bedroom Detached Family Home, Ideally Located In The Centre Of The Village & Within Easy Walking To Popular Local Primary School Together With Local Shop, Post Office & Excellent Bus Route. Benefiting From Gas Fired Warm Air Central Heating, Double Glazing, Ample Off-Road Parking For Several Vehicles, Attached Garage With Very Useful Linked Storage Rooms Along With A Private South Facing Enclosed Gardens To Rear., The Property Offers Plenty Of Scope To Adapt/Modernise If Required. The Property Is Easily Accessible To The Towns Of Beaumaris & Menai Bridge With Onward Links To Bangor, Holyhead, Chester & London, Whilst the A55 Expressway Is Also Easily Accessible For Commuting Into The University City Of Bangor And Across The Entire Island Of Anglesey.

The accommodation briefly comprises front door into vestibule with parquet flooring, door through into a spacious entrance hallway briefly including parquet flooring, a built in cloaks cupboard, understairs storage area, separate Wc with low flush wc, pedestal wash hand basin and cork style flooring with stairs to first floor and doors leading off into lounge with a slate tiled fireplace and hearth with built in gas fired fire, window to side aspect and sliding patio doors leading out to the rear gardens. Continuing off the entrance hall are further doors leading to a dining room/sun area with built in cupboard housing gas warm air central heating system opening into an angled sun room area with low maintenance flooring and windows to rear aspect overlooking the gardens. A door from both the dining room and separate door off the hallway take you through into the kitchen briefly comprising base and wall storage cupboards including a wide drawer pack, 2 adjoining drawer packs, stainless steel sink with complimentary work surfaces, NEFF double oven inset mid height tower unit, NEFF touch control hob with glass style chimney extractor over, window to rear aspect, low maintenance floor covering and door leading off into an inner passageway/boot room area with quarry tiled flooring, timber door leading out to the rear patio and gardens, door to front gardens and driveway, doors leading off into integral garage with power and lighting and remote operated roller door. Separate doors off the inner passageway lead to a utility room with power and lighting, space and plumbing for a washer and a useful garden/storage implement room.

The first floor briefly comprises half landing with window to side aspect and stairs leading up to the main landing area with door off into a walk in storage room and further doors off into bedroom 1 with window to rear aspect boasting super mountain views, bedroom 2 with window to rear aspect boasting super mountain views and small window to side aspect, bedroom 3 with built in wardrobe storage and window to rear aspect boasting super mountain views, bedroom 4 with window to side aspect, Completing the internal accommodation is the contemporary styled family bathroom suite briefly comprising walk in shower with sliding screen doors, pedestal wash hand basin, low flush Wc, complimentary wall tiling and wall mounted heater.

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### Externally

A tarmac driveway to the front provides ample off-road parking for several vehicles with access to the garage and door to inner passageway, along with mainly laid to lawn gardens and neat flower beds with space for recycling bins to the rear of the driveway. To the rear is a south facing enclosed garden, mainly laid to lawn along with mature shrubs and hedges providing a fairly high degree of privacy and with it being completely enclosed provides ample safety for young children/pets, There are tiered patio seating areas that make great sun traps, with onward access to the lounge and or inner passageway.

### Location

The Very Sought-After Location Is Adjacent To The Popular Village Convenience Store & Bus Stop & Only A Very Short Walk To The Primary School Together With Being Just Under One Mile From The Sought-After Town Of Menai Bridge And Only A Short Drive To The General Hospital In Penrhosgarnedd And University City Centre Of Bangor. Bangor, Menai Bridge and Llanfairpwll Having Excellent Road And Rail Links, An Excellent Choice Of Schooling, Shopping, Supermarkets, Including A Waitrose In Menai Bridge. Llandegfan Is Conveniently Located For Both The Snowdonia Mountain Range And The Stunning Anglesey Coastline. We Would Anticipate Plenty Of Early Interest.

### Amenities:

Access to communal play area for kids that live in the cul-de-sac.

Less than 1 minute walk to excellent school with pre-school facilities.

Less than 1 minute walk to corner shop with post office.

Family friendly and safe neighbourhood (professionals, university, hospital staff).

Less than 5 minutes' drive to Menai Bridge town centre with Waitrose and restaurants for meals out.

### Council Tax Band E

### Exact Location

what3words ///private.cafe.width

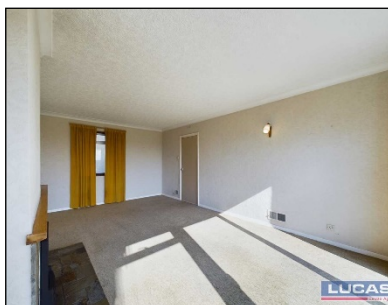
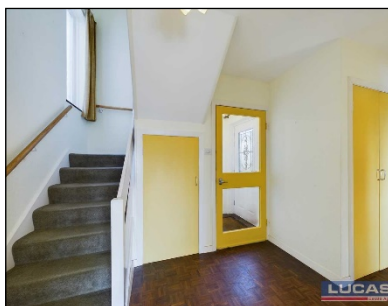
<https://what3words.com/ways-to-use>

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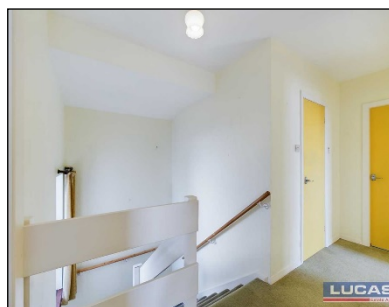
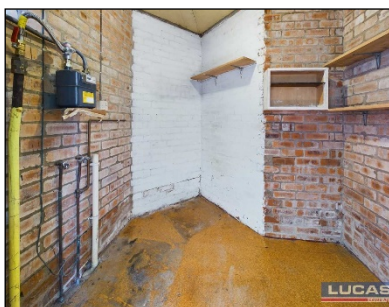
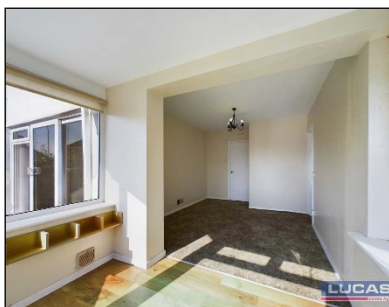
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

### 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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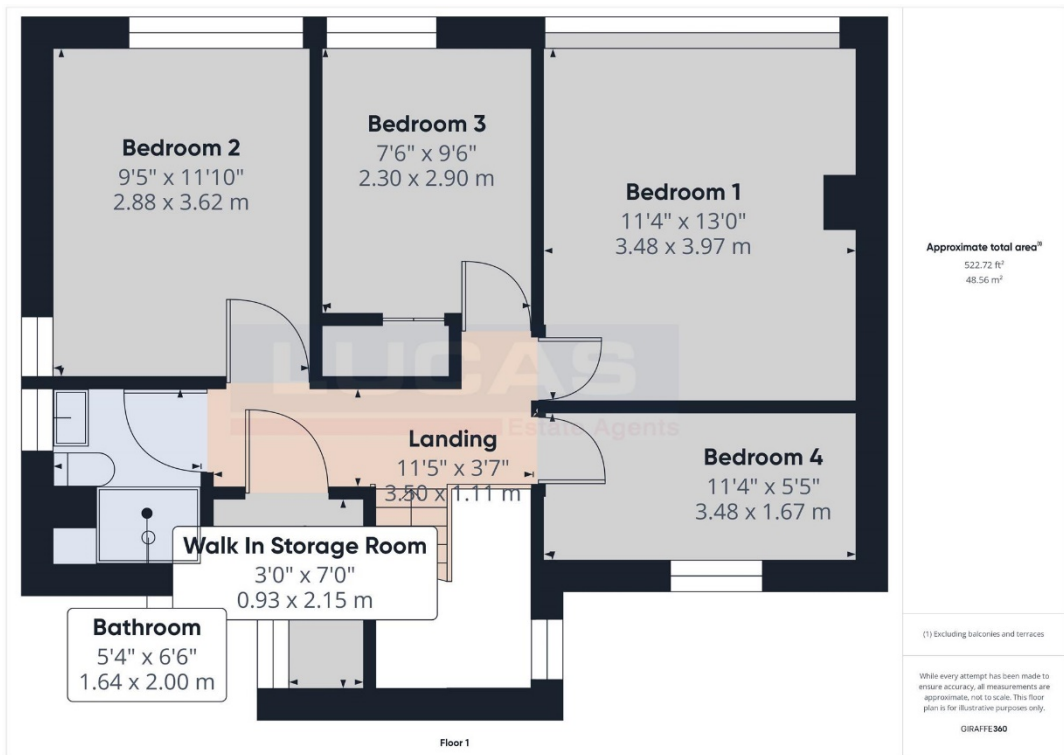
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	50	78
<b>England &amp; Wales</b>	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>		
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<https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2493-0370-2604-3535>



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