



Lanesend, 41 Maes Llydan Benllech LL74 8RD  
Freehold Detached Bungalow  
£250,000

- Detached Bungalow In Sought After Location
- 2 Bedrooms/1 Bathroom/1 Reception
- Close to Local Amenities
- Chain Free
- Linked Garage With Off Road Parking
- Requires Some Modernisation Work Throughout
- Front & Rear Gardens
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Electric Night Storage

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## Property Summary

A Detached Bungalow Located In The Upper Part Of This Popular Residential Estate With The Added Benefit Of Having No Onward Chain. The Bungalow Does Require Modernising Throughout With Plenty Of Potential. Set In A Quiet Position With Very Little Passing Traffic & Boasting Glimpses Of The Sea & Coastline & Within Easy Walking Distance Of The Breeze Hill Shops And Bus Route, The Centre Of The Village And Sandy Bay Are Less Than Half A Mile.

The accommodation benefits from electric night storage central heating and double glazing briefly comprises front porch with door into hallway with built in airing cupboard with hot water cylinder and immersion, doors leading off into lounge/diner with fireplace and window to front aspect, kitchen with a range of base and wall storage cupboards, window to rear aspect, door into utility/rear porch with window to rear aspect and door to side and rear, bedroom 1 with window to front aspect, bedroom 2 with window to rear aspect and completing the internal accommodation is a bathroom briefly comprising panelled bath, pedestal wash hand basin and Wc, part tiled walls and frosted window.

Externally drive at front leading to a linked garage with power and lighting, external door to side path and roller door. To the front is a pathway that leads to both sides with small garden area and to the rear is a private rear lawned garden area along with a useful small storage building.

### Location

Benllech has fast become one of the most sought-after seaside villages in North Wales, with a beautiful sandy beach and a full range of amenities including an excellent selection of cafes, bistros, restaurants, shops and the ability to shop locally, including a bakery, butchers, fishmongers, large convenience stores including Tesco, Co-Op and Spar. The village also has an excellent primary school, a large a modern medical surgery, library, a dentist a sports clubs including golf and bowls. The village has many beautiful sections of the Anglesey coastal path, a nature reserve and many walks along quiet country lanes.

Council Tax Band D

### Exact Location

[what3words ///shells.madder.decoding](https://what3words.com/shells.madder.decoding)

<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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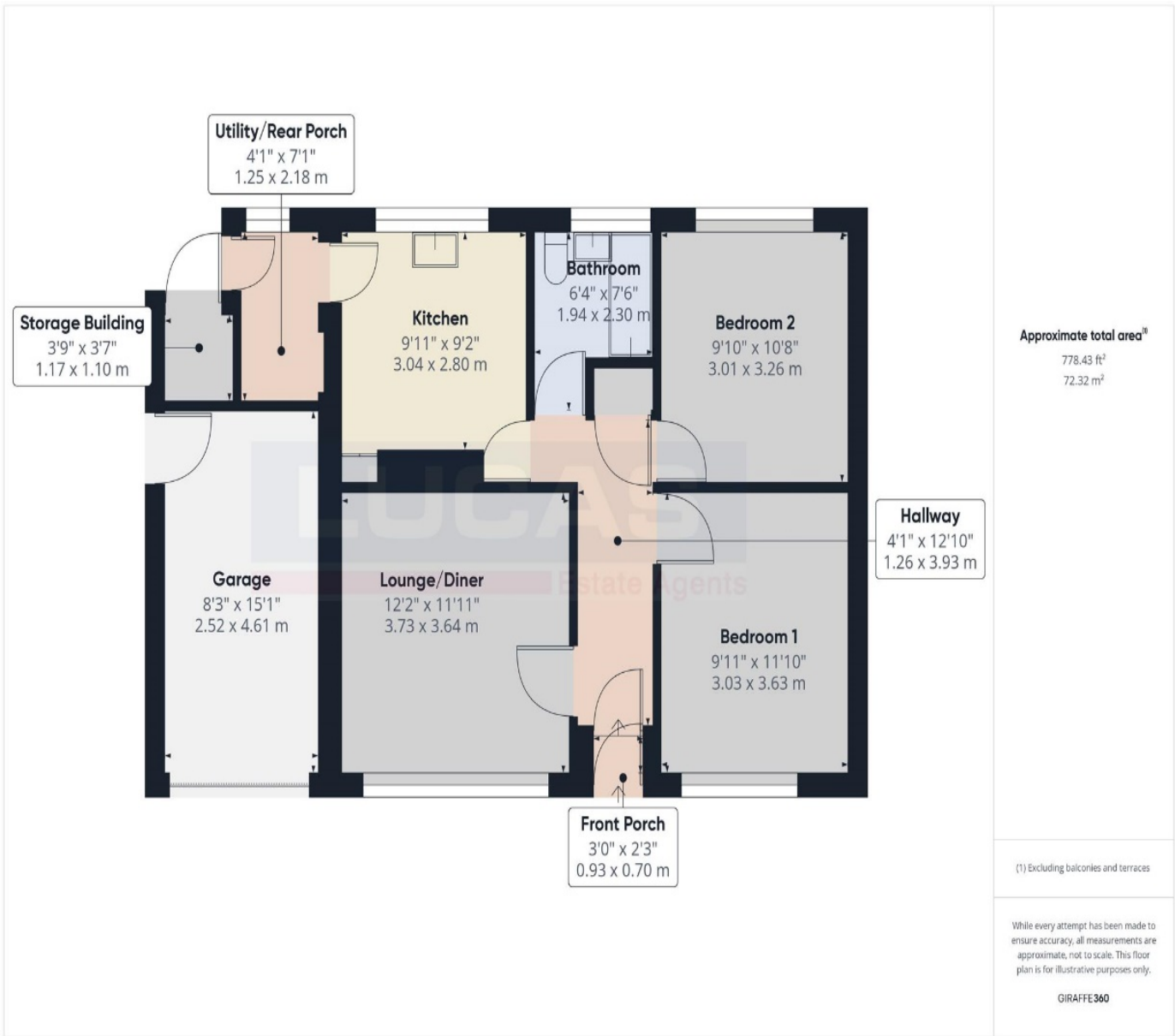


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</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>			
(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/2648-2076-6216-5420-1234>

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