



Shandy Lon Dryll Llanfairpwll LL61 5PQ
Freehold Detached Bungalow
£295,000

- Detached Bungalow Occupying A Favourable Level Position In The Upper Village
- 3 Bedrooms/1 Bathroom/1 Reception
- Larger Than Average Garden Plot With Frontage To Both Lon Dryll And Lon Refail.
- Ample Off-Road Parking & Very Generous Gardens Together With An Attached Garage
- Close to Local Amenities
- Chain Free
- 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

A Detached Bungalow Built In The Early 1960's Occupying A Favourable Level Position In The Upper Village Of Llanfairpwll. Standing Within A Larger Than Average Garden Plot With Frontage To Both Lon Dryll And Lon Refail. The Property Offers Ample Off-Road Parking & Very Generous Gardens Together With An Attached Garage With Timber Garden Shed. The Property Is Well Placed Within 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 and briefly comprises front door into L shaped entrance hallway with built in storage cupboard, built in airing cupboard, loft access, low maintenance floor covering, doors leading off into a spacious lounge/diner with timber fireplace and surround with inset electric fire, windows to front and rear aspect, kitchen with base and wall storage cupboards with complementary worksurfaces & breakfast counter top, built under BELLING double electric oven, ceramic hob over with integrated extractor over, space for free standing washer and fridge, complementary floor and wall tiling, window to rear aspect, glazed door to rear patio and gardens.

Continuing off the inner hallway are further doors leading off into bedroom 1 with built in double wardrobe and window to front aspect, bedroom 2 with window to rear aspect, bedroom 3 with built in double wardrobe and window to front aspect and completing the accommodation is the bathroom briefly comprising panelled bath with mains shower and glass screen, low flush Wc, pedestal wash hand basin, extractor, complementary wall and floor tiling, window to rear aspect.

Externally

A concrete driveway leads to an attached GARAGE 16'7" X 8'4" having an up and over door, electric light and power, water tap. To the rear of the garage is a storage area with timber garden shed. The garden for this bungalow is considerably larger than average. There is ample parking and turning area. The gardens mainly grassed are to the front, side and rear. There are side pedestrian gates. To the rear is a flagged area. External wall lights.

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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 ///unions.broached.glassware

<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.

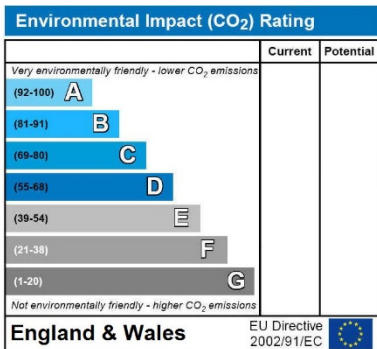
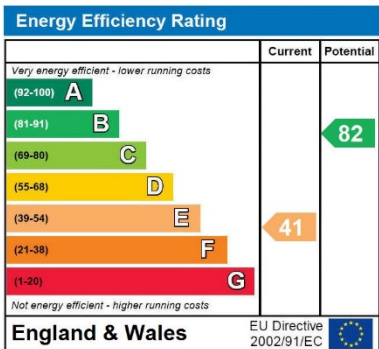
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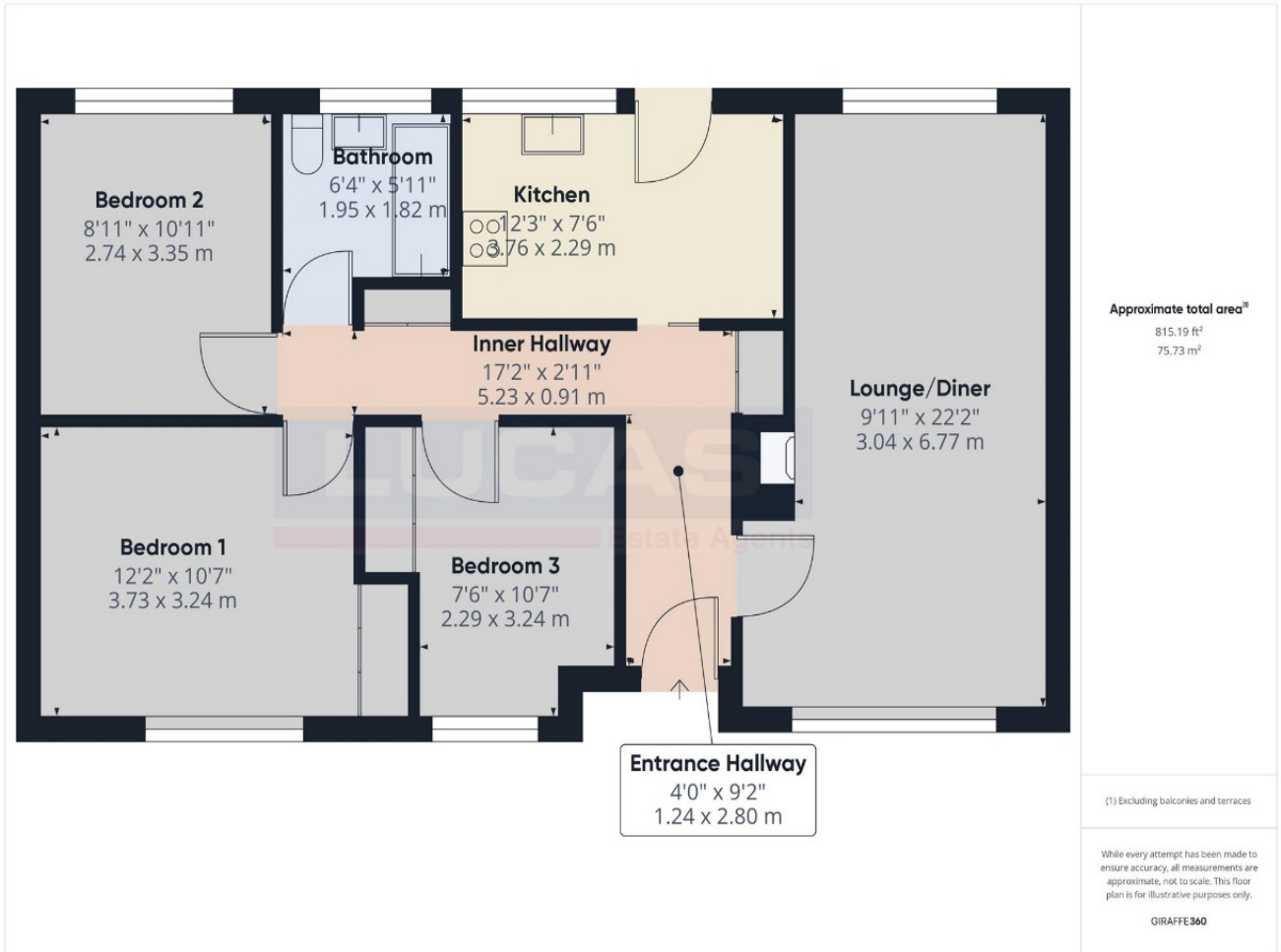


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<https://find-energy-certificate.service.gov.uk/energy-certificate/9178-2905-6249-5791-9930>

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