



Bodwyn, 9 Gorffwysfa Lon Fain Dwyran LL61 6YJ
Freehold Semi-Detached Bungalow
£190,000



- Spacious Semi-Detached Bungalow In Popular Village Of Dwyran & Around 2 Miles To Coastline
- 2 Bedrooms/1 Bathroom/2 Receptions
- Garage, Off Road Parking & Gardens To Front & Rear
- Property Requires Some Modernisation Work Throughout
- Benefit Of Having No Onward Chain
- Slingsby Style Ladder To 2 Useful Attic Rooms
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Oil Fired

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Property Summary

A Very Spacious Semi-Detached Bungalow Located In A Sought-After Position In The Semi-Rural Village Of Dwyran With The Added Benefit Of Having No Onward Chain. The Bungalow Requires Modernisation Throughout And Offers Plenty Of Scope With Neighbouring Properties Having Been Modernised, Extended & Updated Respectively. In Addition To The Spacious Ground Floor Accommodation There Are 2 Useful Spacious Attic Rooms Accessed Via A Slingsby Style Ladder From The Inner Hallway With Ample Off-Road Parking, A Link Detached Garage And Gardens Front And Rear. The Village Of Dwyran Is Well Placed For The A55 Expressway Along With The Popular Coastal Beaches Of Both Newborough & Malltraeth.

The accommodation which benefits from oil fired central heating and double glazing briefly comprises front door into entrance hallway with frosted window to side aspect, door through into the lounge with open fireplace with tiled hearth and timber display shelf to side, low maintenance flooring, window to front aspect overlooking garden, door off into the inner hallway with Slingsby style ladder to attic loft rooms, low maintenance flooring, doors leading off into the dining room with low maintenance flooring, window to side aspect, louvred doors leading into the kitchen briefly comprising base and wall storage cupboards with stainless steel sink with mixer taps and complementary work surfaces, integrated fridge/freezer, semi integrated dishwasher, space for free standing slot in cooker, complementary tiled splash backs, built in pantry cupboard, timber flooring, window to front aspect overlooking garden, door off into the utility room with built in base cupboard and space for a free standing washer, oil fired central heating boiler, ceramic tiled flooring, windows to front and side aspects and door to side pathway and rear gardens.

Continuing off the inner hallway are doors leading off into bedroom 1 with low maintenance flooring, full bank of fitted wardrobes and storage cupboards, window to rear aspect overlooking garden, bedroom 2 with low maintenance flooring, fitted double wardrobe with bridging unit storage, window to rear aspect overlooking garden, bathroom briefly comprising recently installed shower suite with electric shower, pedestal wash hand basin, low flush Wc, extractor fan, low maintenance flooring, low maintenance wall cladding and frosted window to side aspect.

Completing the internal accommodation off the inner hallway is a Slingsby style ladder leading up to two spacious attic loft rooms one of which has a window to side aspect with recessed alcoves and the second room includes access to the eave's storage.

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Externally

Double gates to front leading onto a driveway and garage with metal up and over door with power and lighting. The front garden is low maintenance with loose chippings and established beds with path running to the front of the property with timber fence panelling and block boundaries to front and side. A timber gate leads to the side pathway with ample space for recycling bins and oil storage tank and the pathway continues to the rear garden which briefly includes a flagged patio area, low maintenance rear garden and timber fence panelling to three sides.

Location

Dwyran Is A Small Rural Village, Located Less Than Five Minutes From The Newborough Nature Reserve And Llandwyn Island, One Of The Best Beaches On Anglesey. The Village Has A Doctors Surgery, Access To The Anglesey Coastal Path, As Well As Pleasant Walks Through The Countryside, Popular With The Equine Community Here On Anglesey. The Village Is In Easy Reach Of Newborough, Where There Are, Shops, Garage & Cafes. The Property Is Only 10 Minutes' Drive To The A55 Expressway & The Newborough Forest And Blue Flag Beach Is A Short Drive Onward & Viewing Is Highly Recommended.

Council Tax Band C £1614.24 -2024/2025

Exact Location

[what3words ///expansion.stunt.daylight](https://what3words.com/ways-to-use)

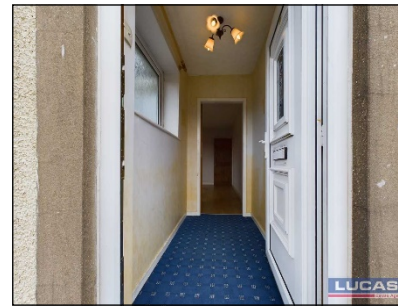
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AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

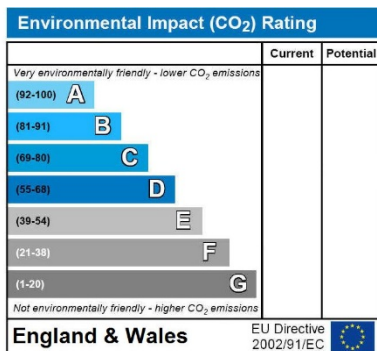
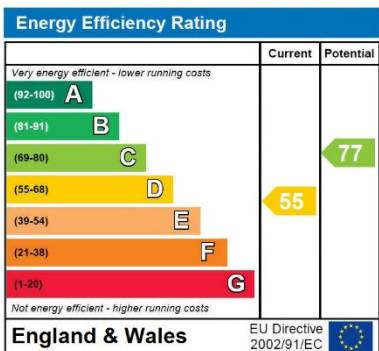
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Note to Customers

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

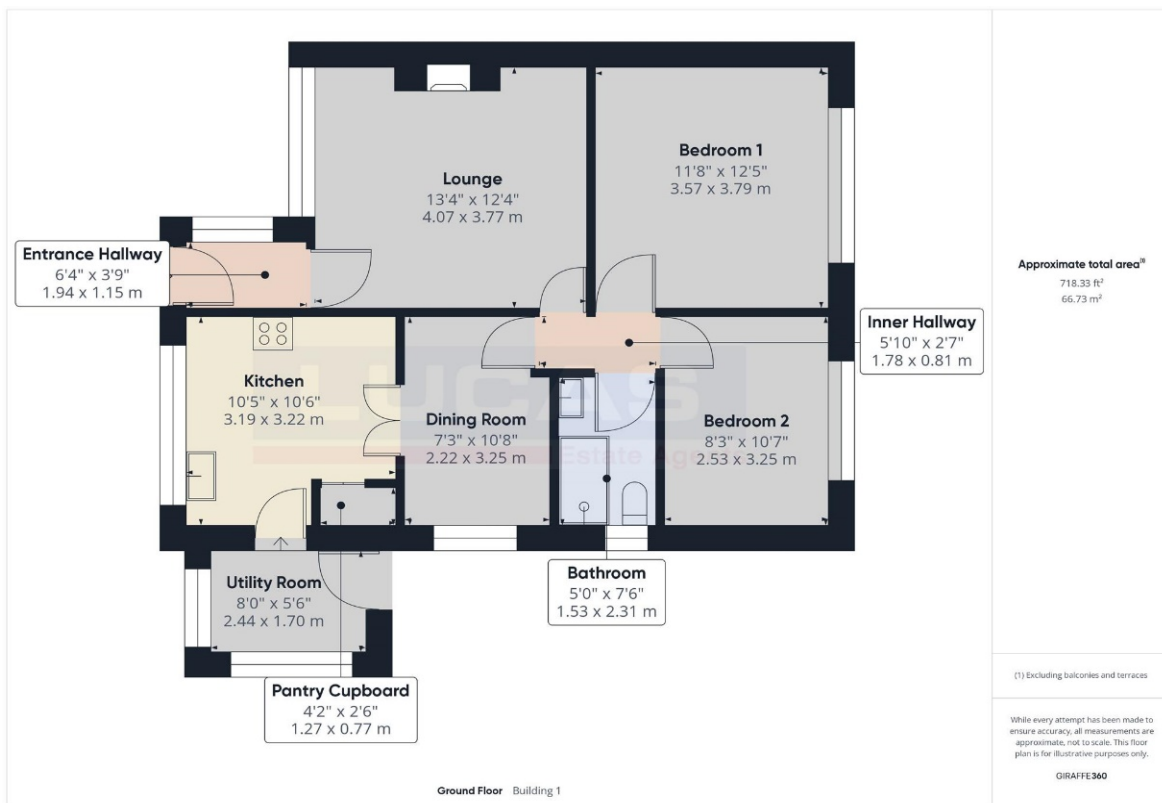


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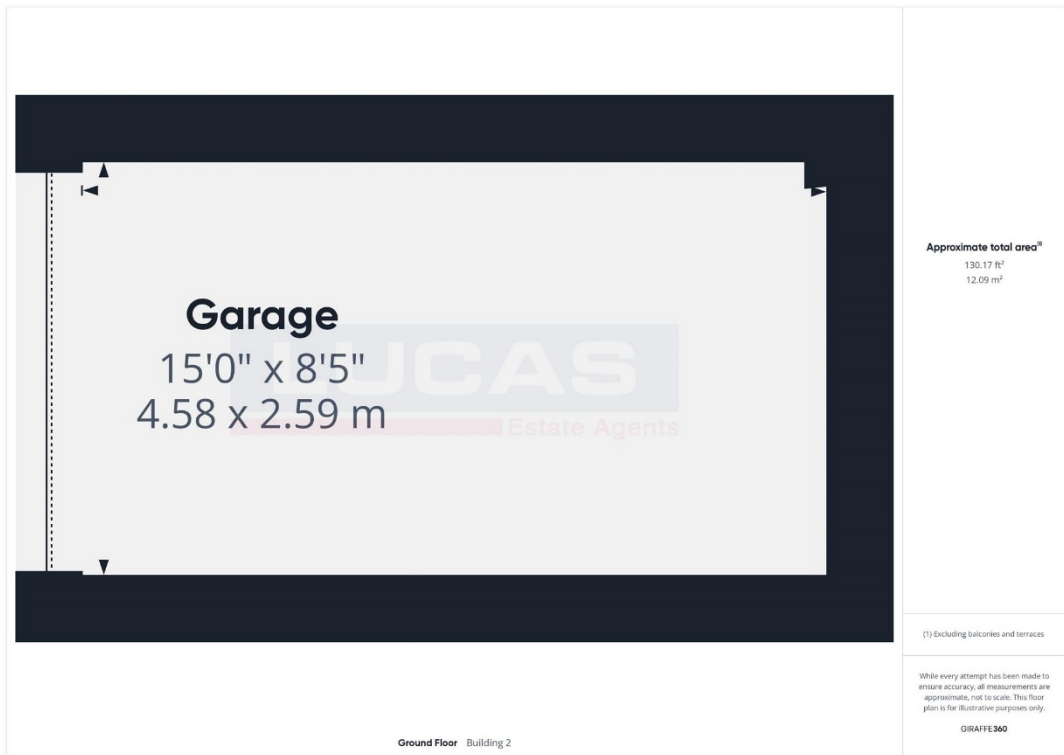


<https://find-energy-certificate.service.gov.uk/energy-certificate/3800-5400-0922-3378-3543>

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