



Anwylfa, 1 Greenfield Avenue Llangefni LL77 7NU
 Freehold Detached Bungalow
 £335,000

- Well Appointed & Spacious Detached Bungalow Set On A Generous Corner Plot With Plans In Place To Extend At The Rear If Desired.
- 3 Bedrooms/1 Bathroom/1 Reception
- Generous Gardens, Ample Off-Road Parking & Garage
- Recently Fitted Contemporary Bathroom Suite, New Floor Coverings Decoration Throughout
- Recent New Central Heating System & Electrics, Recent New Windows, New Roof Tiles & Landscaped Gardens
- Ideally Placed For Schools, Leisure Facilities And Town Centre Amenities
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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Property Summary

A Well Appointed & Spacious Detached Bungalow Set On A Generous Corner Plot Having Been Mostly Modernised Throughout With Generous Gardens, Ample Off-Road Parking & Garage. Located In A Very Popular And Sought After Residential Estate In The Town Of Llangefni, The Bungalow Has Undergone A Programme Of Upgrades Including A Recently Fitted Contemporary Bathroom Suite, New Floor Coverings Decoration Throughout, Recent New Central Heating System & Electrics, Recent New Windows, New Roof Tiles & Landscaped Gardens. The Property Is Ideally Placed For Schools, Leisure Facilities And Town Centre Amenities Together With Onward Access To The A55 Expressway. Additionally, There Are Plans In Place To Extend At The Rear If Desired. Viewing Internally & Externally Is Highly Recommended.

The accommodation which benefits from gas central heating and double glazing briefly comprises entrance porch with door into enclosed rear passageway and door through into the entrance hallway with recessed lighting, low maintenance flooring, built in storage cupboard, doors leading off into the living room/diner with part coved ceiling, low maintenance floor covering, window to side aspect and sliding patio doors leading out onto the rear gardens, breakfast kitchen with base and wall storage cupboards with complementary work surfaces, one and a half bowl sink, built in eye level oven with combination microwave above, ceramic hob with integrated extractor over, recessed tower storage unit, window to rear aspect overlooking the gardens, complementary wall tiling, low maintenance floor covering and door leading off into the rear passageway with doors to both the front and rear and door into the integral garage.

Continuing off the main entrance hallway is an opening into the inner hall with recessed lighting, low maintenance flooring, access to loft space and doors leading off into bedroom 1 with coved ceiling, window to front aspect, bedroom 2 with coved ceiling, window to front aspect, bedroom 3 with coved ceiling and window to side aspect and completing the internal accommodation is the recently installed contemporary bathroom briefly comprising walk in shower with mains power shower off combi boiler, back to the wall Wc suite, vanity sink base unit with cupboards under, complementary floor and wall tiling, recessed lighting, heated towel rail and frosted window to front aspect.

Externally

Drive to front with ample off-road parking for several vehicles leading to an integral garage with power and lighting and up and over door with separate door into rear passageway. A pathway runs along the front and side of the bungalow with lawned gardens leading to gated access to the rear garden. generous rear lawned garden together with raised flagged patio

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area off the lounge along with a concrete slab with space for a garden shed and or greenhouse. The property is bordered by timber fence panelling and block walls.

Location

Llangefni is centrally positioned on the beautiful Isle of Anglesey and is a major administrative centre for the island. It's a bustling town that has a number of shops, supermarkets, a major industrial park as well as schools and further education facilities. There's a nature trail to be enjoyed at the Dingle to the north of the town whilst there is also a fine art gallery that hosts a number of permanent works and regularly exhibits for new artists. On the periphery of the town is a golf course too. The A55 is just a short drive away allowing access to the mainland and the ferry port at Holyhead. There are over 120 miles of coastal paths to enjoy, excellent motor sport facilities, leisure facilities and superb beaches.

The property is of standard construction under a recently installed tiled roof.

Council Tax Band D £2071.98 2024/2025

Exact Location

what3words ///daydream.pol.salary

<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

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) 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			
		69	83
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/4427-6423-7200-0455-6222>

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