



Tree Tops, 11 Frondeg Llandegfan LL59 5TN
Freehold Detached Bungalow
£265,000

- Benefitting From Having No Onward Chain Is This Well-Proportioned Detached Bungalow Located On A Popular Residential Development
- 2 Bedrooms/1 Bathroom/1 Reception
- Ample Off-Road Parking & Link Detached Garage
- Established Gardens
- EPC D
- Council Tax C £1790.32 2024/2025
- 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

Benefitting From Having No Onward Chain Is This Well-Proportioned Detached Bungalow Located On A Popular Residential Development Within The Village Of Llandegfan. The Property Also Benefits From Ample Off-Road Parking & A Link Detached Garage Along With Established Gardens. Tree Tops Is Located In The Village Of Llandegfan & Within Very Easy Walking Distance Of The Local Primary School, Bus Stop And Convenience Store. 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 which benefits from gas central heating and double glazing briefly comprises door into vestibule with quarry tiled floor and door through into the inner hallway with built in airing cupboard and Slingsby style ladder to loft space, coved ceiling, doors leading off into the lounge/diner with coved ceiling, living flame gas fire set on a marble heath and surround, windows to both the front and side aspects with glimpses of the mountains, kitchen briefly comprising base and wall storage cupboards with complementary work surfaces, one and a half bowl sink with mixer tap, space for free standing washer, Worcester gas central heating boiler, built under double oven with ceramic hob and chimney style extractor over, integrated microwave, integrated fridge, complementary tiled splash backs and ceramic tiled flooring, flyovers with concealed lighting, windows to both front and side aspects and coved ceiling.

Continuing off the hallway further doors lead off into bedroom 1 with built in wardrobes with dressing table, open shelf and storage chests, coved ceiling and window to side aspect, bedroom 2 with built in wardrobes and open display shelf, coved ceiling and window to rear aspect and completing the accommodation is the main bathroom suite briefly comprising tiled bath and surround with glass shower screen, vanity sink base unit, low flush Wc, complementary wall tiling, coved ceiling and frosted window to side aspect.

Externally

Wrought iron gates lead onto a block paved driveway providing off road parking for several vehicles leading up to a link detached garage with power and lighting and side door access. The front garden is mainly laid to lawn along with mature hedges and shrubs along with a flower bed with timber fence panelling. A grassed pathway runs to the side of the bungalow leading to a small rear garden at the back which is mainly laid to lawn with mature hedges bordering the boundary.

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Council Tax Band C £1790.32 2024/2025

Exact Location

what3words ///mascots.lanes.increaed

<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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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/0376-3041-5201-6044-5204>

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