



1 Llys Marcwis Ffordd Caergybi Llanfairpwll LL61 5TX
Leasehold Flat/Apartment
£130,000

- Centrally Placed Within Village Well Appointed Low Maintenance Ground Floor Flat Fronting The Road
- 2 Bedrooms/1 Bathroom/1 Reception
- Private Communal Off-Road Parking
- Chain Free
- Ideal 1st Time Buy/Single/Couple/Retirement
- Council Tax Band B £1535.94 2024/2025; EPC C
- 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

Centrally Positioned In The Popular Village Of Llanfairpwll & Within Easy Walking Of The Numerous Amenities Including Doctors Surgery, Primary School, Bus Stop & Railway Station Along With A Supermarket Is This Very Well-Presented Low Maintenance 2 Bedroom Ground Floor Flat Benefitting From Gas Central Heating & Upvc Double Glazing. The Accommodation Briefly Comprises Hallway, Open Plan Lounge/Kitchen/Diner, 2 Bedrooms & Fitted Bathroom. Externally Off Road Communal Private Parking. The Leasehold Has 150 Years Remaining From 2007. Ground Rent £150 pa Service Charge £565.96 pa. Also Benefits From Having No Onward Chain.

Agents Notes

Please note there is an administration transfer fee payable to the freeholder of 0.5% of the sale price or should you decide to let out the property.

Communal Entrance

Llys Marcwis is a small development of 2-bedroom apartments - arranged in 2 sections and having ground and first floor apartments. There is communal parking available.

Council Tax Band B £1535.94 2024/2025

Broadband Up To 49 Mbps

Exact Location

what3words ///removed.arose.globe

<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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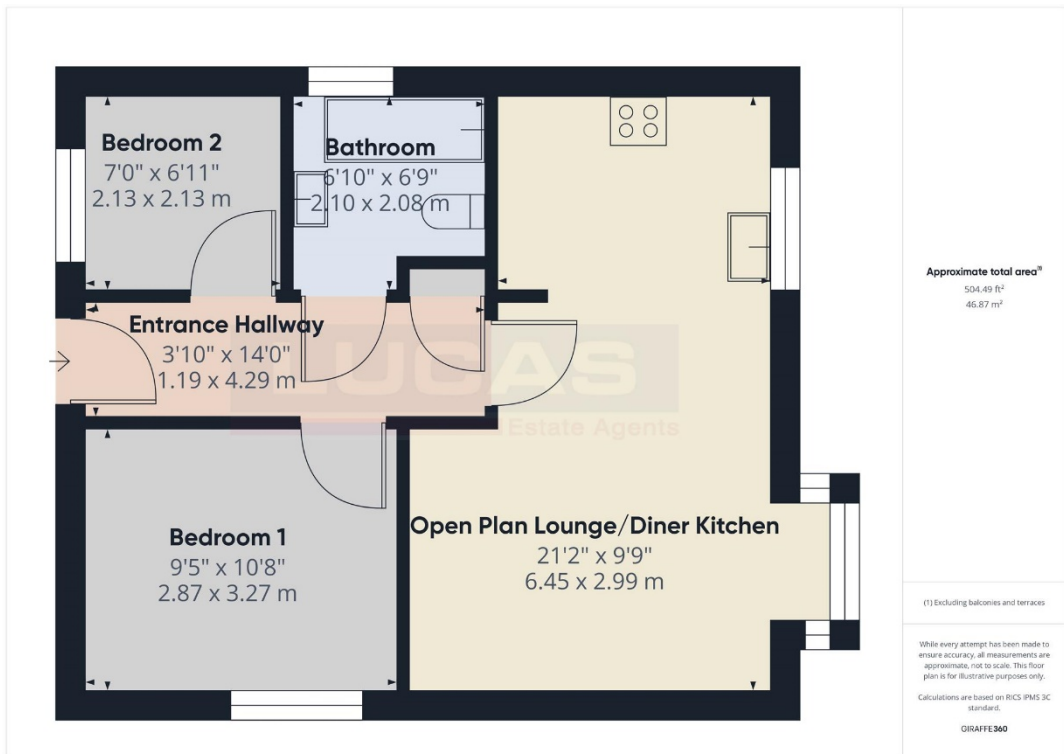


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	75
England & Wales	EU Directive 2002/91/EC	

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	

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<https://find-energy-certificate.service.gov.uk/energy-certificate/8607-4529-5310-0124-8226>



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