



19 Garth Drive Gaerwen, Isle of Anglesey LL60 6DH  
Freehold Detached Bungalow  
£255,000

- Very Well-Appointed Detached Bungalow On Popular Residential Estate
- 2 Bedrooms/1 Bathroom/1 Reception & Slingsby Style Ladder To Spacious Loft
- Quiet Residential Cul De Sac, Quick Access To The A55 Expressway
- Lawned Gardens To Front & Enclosed Rear Garden & Patio, Useful Laundry/Storage Building
- Garage & Drive With Ample Off-Road Parking
- EPC C, Broadband Up To 411 Mbps, Council Tax Band D
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Air Source Central Heating & Solar Panels (Installed 2023)
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## Property Summary

A Very Well Appointed & Modernised Detached Bungalow Conveniently Located In A Quiet Cul De Sac On This Popular & Established Residential Estate Within Close Proximity To The Village's Local Amenities And Within Easy Travelling Distance To The A55 Expressway To Bangor, The Rest Of The Island And Chester Beyond. The Well-Proportioned Accommodation Provides Two Double Bedrooms, Lounge/Diner With French Doors, Kitchen, Contemporary Bathroom Suite & Generous Loft Storage, Together With Well Maintained Gardens & Patio Along With A Laundry/Storage Building As Well As A Garage & Ample Off-Road Parking. In 2023 The Property Boasted Installation Of Air Source Heating & Solar Panels Along With A New Roof In 2017 & Viewing Both Internally And Externally Is Highly Recommended.

The accommodation which benefits from Air source heating, solar panels and double glazing briefly comprises front door into entrance vestibule with ceramic tiled flooring, windows to front and side aspect and door through into the entrance hallway with coved ceiling. Continuing off the hallway you come to the inner hall with coved ceiling, a useful built in cloaks cupboard and a Slingsby style ladder leading up the loft space providing further storage. Doors from both the main hall and inner hall then take you into the lounge/diner with fireplace and surround with inset electric fire, coved ceiling, window to side aspect, French doors leading out onto the patio and rear garden area, door through into the kitchen with base and wall storage cupboards with complementary work surfaces, stainless steel sink with mixer tap, space for free standing cooker with a glass chimney style extractor over, space for free standing tall fridge/freezer, plinth heater, complimentary splash backs, ceramic tiled flooring, door leading out to the side pathway and window to front aspect overlooking the garden.

Continuing off the inner hall are further doors leading off into bedroom 1 with built in wardrobe storage with double doors, window to rear aspect overlooking the garden, bedroom 2 (currently set up as an office) with window to front aspect overlooking the drive and garden and completing the accommodation is a contemporary styled bathroom suite briefly comprising corner shower cubicle with electric shower, low flush Wc, vanity sink unit with storage under, chrome heated towel rail, ceramic tiled flooring, complementary tiled walls and frosted window to side aspect.

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### Externally

To the front is a tarmac drive providing ample off-road parking for several vehicles leading up to the linked detached garage with up and over door, power and lighting, window and side door to the enclosed rear garden and patio area. Also, to the front is a generous lawned garden area with mature hedge and boundary wall. A timber gate at the side leads via a pathway which has onward access into the kitchen to the enclosed rear garden area which benefits from a flagged patio area and pathway that leads to the side of the garage and onward to a detached laundry/storage room which benefits from power and lighting and has space for a free-standing washer and dryer. To the side of the laundry building is a further flagged area providing space for tubs/planters and refuse and recycling.

### Location

Gaerwen is a popular village towards the south of Anglesey - with quick access to the A55 and both bridges with easy access to rest of UK motorway network. The village offers a varied mix of amenities including Petrol station with convenience store, chip shop, Chinese takeaway, local Pub and hardware store.

### Agents Notes

The property is of standard construction under a tiled roof. New Roof Fitted 2017, New Windows & Doors 2008, Solar Panels & Air Source Installed 2023

Council Tax Band D £1956.60 2024/2025

Broadband Up To 411 Mbps

### Exact Location

what3words ///losses.staining.roadmap

<https://what3words.com/ways-to-use>

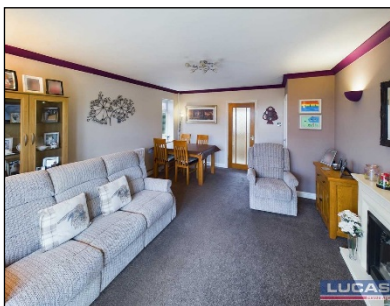
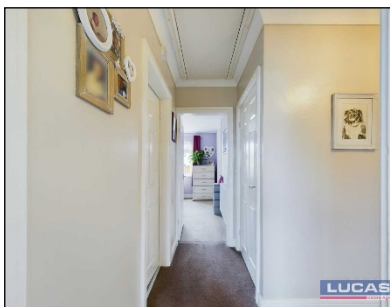
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

### Note to Customers

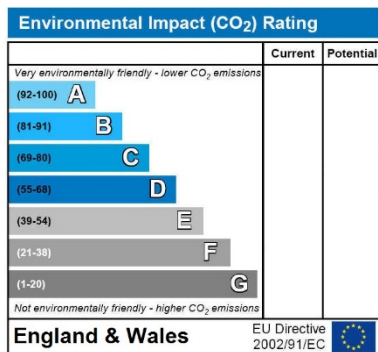
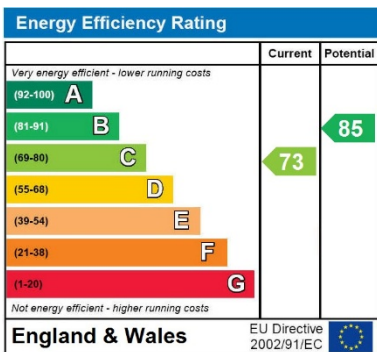
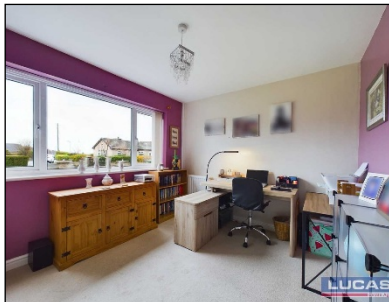
Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors, and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT.

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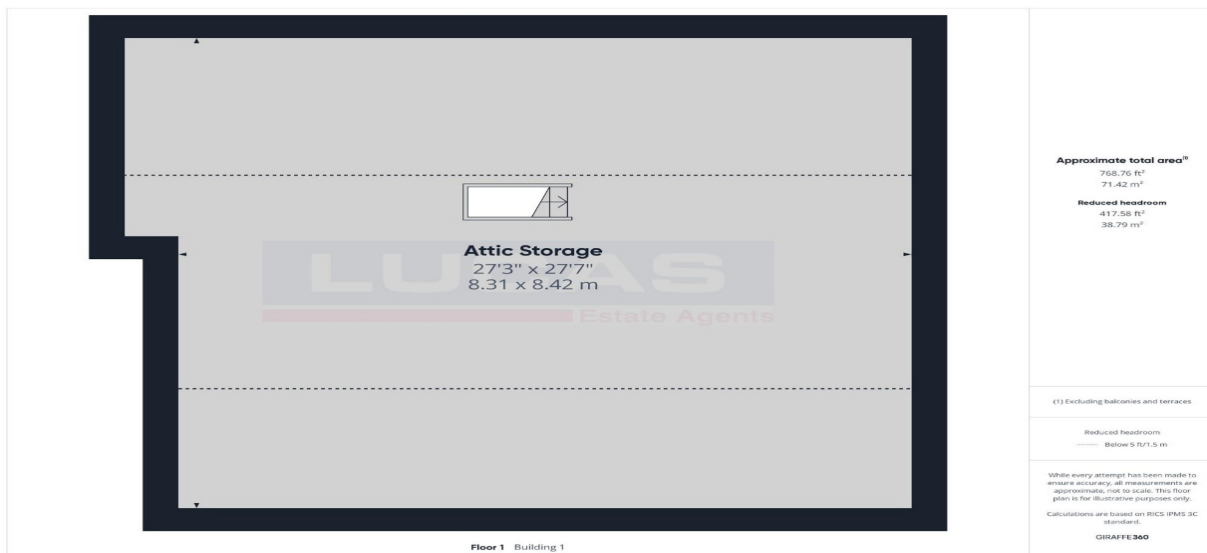


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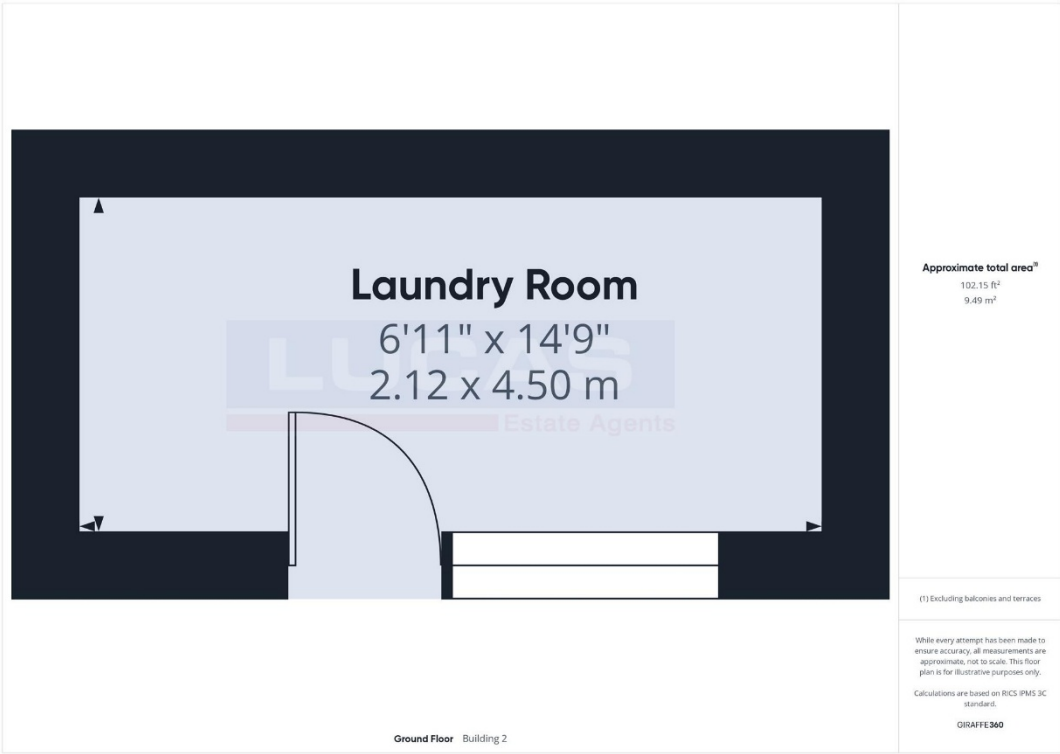
<https://find-energy-certificate.service.gov.uk/energy-certificate/1490-4816-0822-7401-3243>

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