



1-2 Bron Haul Cottages Lon Ganol Llandegfan LL59 5TL  
Freehold End Terrace  
£310,000

- Very Well Appointed Extended Double Fronted Character End Terrace Cottage.
- 3 Bedrooms/2 Bathrooms/2 Receptions
- Fabulous Views To The Front Aspect Of Open Fields, Established Trees Along With Distant Views Of The Eryri Mountains
- Adjoining Garage, Beautiful Gardens And Patio Areas.
- Council Tax Band E £2196.70 2024/2025; Broadband Up To 674 Mbps
- Chain Free
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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### Property Summary

A Very Well Appointed Extended Double Fronted Character End Terrace Cottage. The Property Has Been Modernised Throughout Whilst Retaining Many Of Its Character Features And Boasts Quite Fabulous Views To The Front Aspect Of Open Fields, Established Trees Along With Distant Views Of The Eryri Mountains. Also Benefits From An Adjoining Garage, Beautiful Gardens And Patio Areas. The Property 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 And Hospital Of Ysbyty Gwynedd Approx 2.5 miles .Viewing Is Highly Recommended As We Anticipate Plenty Of Early Interest.

The accommodation which benefits from gas central heating and double glazing briefly comprises storm porch with stable style front door into dining/reception room with beamed ceiling, built in cupboard, low maintenance flooring, stairs to first floor, HIVE controller, window to rear aspect and window to front aspect boasting fabulous views of open fields and mountains in the distance, door through into the living room with beamed ceiling, attractive inset gas fire set on slate hearth, two windows to front aspect boasting fabulous views of open fields and mountains in the distance and newly installed opaque window to rear. A door from the dining reception room takes you into the inner hallway with a door off into the ground floor bathroom briefly comprising corner shower cubicle with mains shower, low flush WC, wall mounted wash hand basin with vanity cupboard, complementary floor and wall tiling, recessed lighting, extractor fan, traditional column radiator and frosted window to rear aspect.

Continuing off the inner hallway an opening takes you into the kitchen with base and wall storage cupboards with complementary work surfaces, built in electric oven, ceramic hob with integrated extractor over, space for free standing built under fridge, ceramic one and half bowl sink with mixer tap, low maintenance flooring, windows to side aspect, window to front aspect boasting fabulous views of open fields and mountains in the distance, complementary tiled splash back and door into the utility room with space for free standing washer, space for free standing freezer, Worcester gas central heating boiler, low maintenance flooring, window to side aspect, stable style door to rear pathway and gardens and built in cupboard.

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The first floor briefly comprises a spacious landing area split into main landing and inner landing areas with window to the front aspect offering stunning views over the open fields and trees with equally stunning distant mountain views, access to loft space, doors leading off into bedroom 1 with limited head room and window to rear aspect overlooking the garden and window to the front aspect offering stunning views over the open fields and trees with equally stunning distant mountain views, bedroom 2 with access to loft space and window to the front aspect offering stunning views over the open fields and trees with equally stunning distant mountain views, bedroom 3 with built in hanging storage and window to rear aspect overlooking the garden and completing the accommodation is the main bathroom briefly comprising timber panelled bath, pedestal wash hand basin, low flush WC, complementary wall tiling, low maintenance flooring, frosted window to rear aspect, traditional column radiator.

#### Externally

Raised front terrace with established beds and shrubs with views over the fields towards Eryri mountain range. Adjoining the property is a garage with up and over door providing useful storage and or space for a vehicle with on street parking to the front. Steps at the side of the garage take you up to an elevated slate patio and roof terrace enjoying fabulous views towards Eryri. Further steps lead down to the rear of the house with a walkway with onward access via the utility room door. Steps then take you a delightful colourful rear south facing garden with an entertaining area and useful garden storage shed with established trees and shrubs along with an artificial grassed area perfect for relaxing or sunbathing on. Bordering the boundary are timber fence panels.

#### Location

The Very Sought-After Location Is Within Easy Walking Of The Popular Village Convenience Store & Bus Stop & Only A Very Short Walk To The Primary School Together With Being Just Under One Mile From The Sought-After Town Of Menai Bridge And Only A Short Drive To The General Hospital In Penrhosgarnedd And University City Centre Of Bangor. Bangor, Menai Bridge and Llanfairpwll Having Excellent Road And Rail Links, An Excellent Choice Of Schooling, Shopping, Supermarkets, Including A Waitrose In Menai Bridge. Llandegfan Is Conveniently Located For Both The Eryri Mountain Range And The Stunning Anglesey Coastline. We Would Anticipate Plenty Of Early Interest.

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### Agents Notes

The property is of stone and cavity wall construction under a tiled roof. Also note there is a right of access at the rear to next doors garden for routine maintenance of the property whilst number 3 has access to their property via the steps and side gate of 1-2 Bron haul cottages.

Council Tax Band E £2196.70 2024/2025  
Broadband Up To 674 Mbps

### Exact Location

what3words ///sung.arrives.weeknight

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

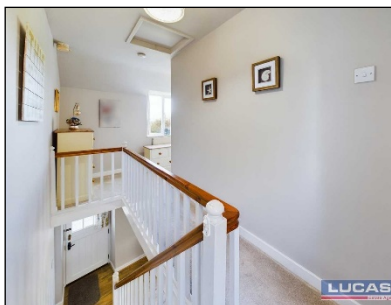
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

### 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		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

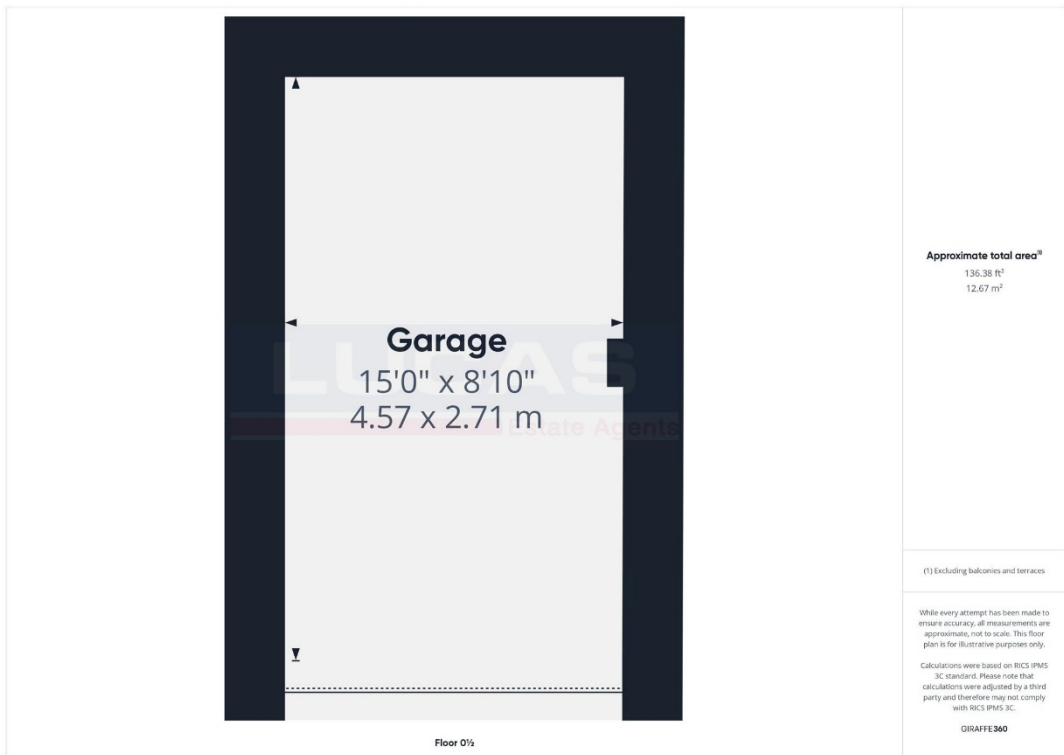
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

<https://find-energy-certificate.service.gov.uk/energy-certificate/8892-3594-8729-2207-3063>

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