



3 Ystad Ceris Pentre Berw, Gaerwen LL60 6LF  
Freehold Semi Detached  
£210,000

- Well, Presented & Spacious Semi-Detached Home Located In A Desirable Residential Area
- 3 Bedrooms/1 Bathroom/2 Receptions
- Low Maintenance Gardens Along With Designated Off-Road Parking For 2 Vehicles
- On The Outskirts Of Gaerwen With The A55 Expressway & The Numerous Amenities Of Gaerwen A Short Drive From The Property
- Council Tax Band C £1739.20 2024/2025, Broadband Up To 419 Mbps
- Viewing Is Highly Recommended Throughout.
- Services Mains Electric, Mains Water, Mains Drains, Central Heating LPG 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

A Well Presented & Spacious Semi-Detached Home Located In A Desirable Residential Area In The Village Of Pentre Berw On The Outskirts Of Gaerwen With The A55 Expressway & The Numerous Amenities Of Gaerwen A Short Drive From The Property. The Property Benefits From Low Maintenance Gardens Along With Off Road Parking For 2 Vehicles & Viewing Is Highly Recommended Throughout.

The accommodation which benefits from LPG gas central heating and double glazing briefly comprises front door into a spacious entrance hallway with built in cloaks cupboard, stairs to first floor, ceramic tiled flooring, door into Wc/utility with low flush Wc, wall mounted wash basin, space for free standing washer, built in storage cupboard, ceramic tiled flooring, frosted window to front. Further doors lead into a spacious and light lounge/diner with electric fire and surround, under stairs storage cupboard, low maintenance flooring, coved ceiling, window to rear aspect and French doors into the sun room/conservatory with ceramic tiled flooring, door leading out to enclosed garden area, breakfast kitchen briefly comprising base and wall storage cupboards with complementary work surfaces, built under electric oven with ceramic hob and chimney style extractor over, space for free standing dishwasher, one and a half bowl sink with mixer tap, recessed lighting, ceramic tiled flooring, complementary tiled splash back and window to front aspect.

The first floor comprises landing with Slingsby style ladder to loft space, doors leading off into bedroom 1 with a double bank of built in wardrobes, window to front aspect and low maintenance flooring, L shaped bedroom 2 with window to rear aspect with views of fields in the distance, bedroom 3 with built in wardrobe and window to rear aspect with views of fields in the distance and bathroom suite briefly comprising panelled bath, shower cubicle with mains shower, low flush Wc, pedestal wash hand basin with built in storage under, complementary floor and wall tiling, extractor fan, chrome heated towel rail and frosted window to front.

### Externally

To the front of the property, a large communal tarmacadam forecourt provides ample allocated off-road parking with two designated spaces with a shared pathway to the side leading to the rear with gated access into an enclosed small low maintenance flagged ornamental style garden with mature hedge and timber fencing, making a great sun trap with onward access via the sun room/conservatory.

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### Location

Situated in a favourable position within Pentre Berw on the edge of Gaerwen is this most appealing semi-detached house. Nearby Gaerwen has a useful range of amenities to include a village store, fuel station, a large hardware store, renowned garden centre, fish and chip shop, public houses, primary school and an industrial estate to name but a few. A wider range of amenities and schools is available in the market town of Llangefni. The historic A5 route and the A55 expressway are within a very short drive, ensuring quick and easy travel throughout the Isle of Anglesey to the mainland.

### Agents Notes

The property is of standard construction under a slate roof.

Council Tax Band C £1739.20 2024/2025

Broadband Up To 419 Mbps

### Exact Location

what3words ///calm.bulletins.detergent

<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.

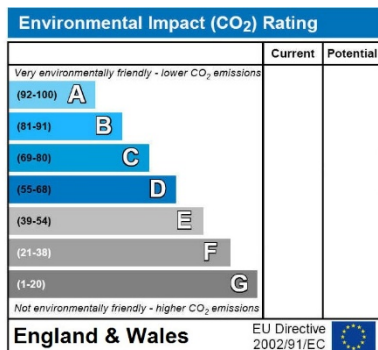
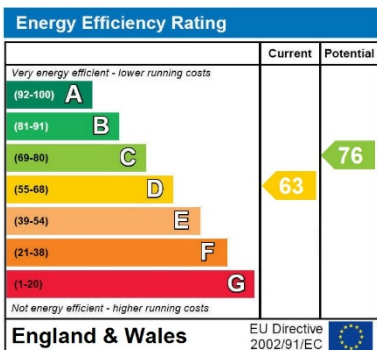
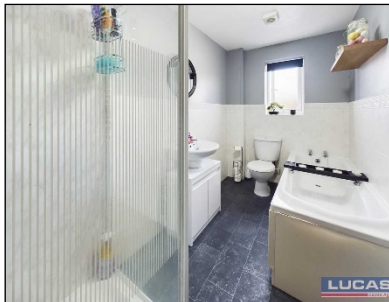
### Note to Customers

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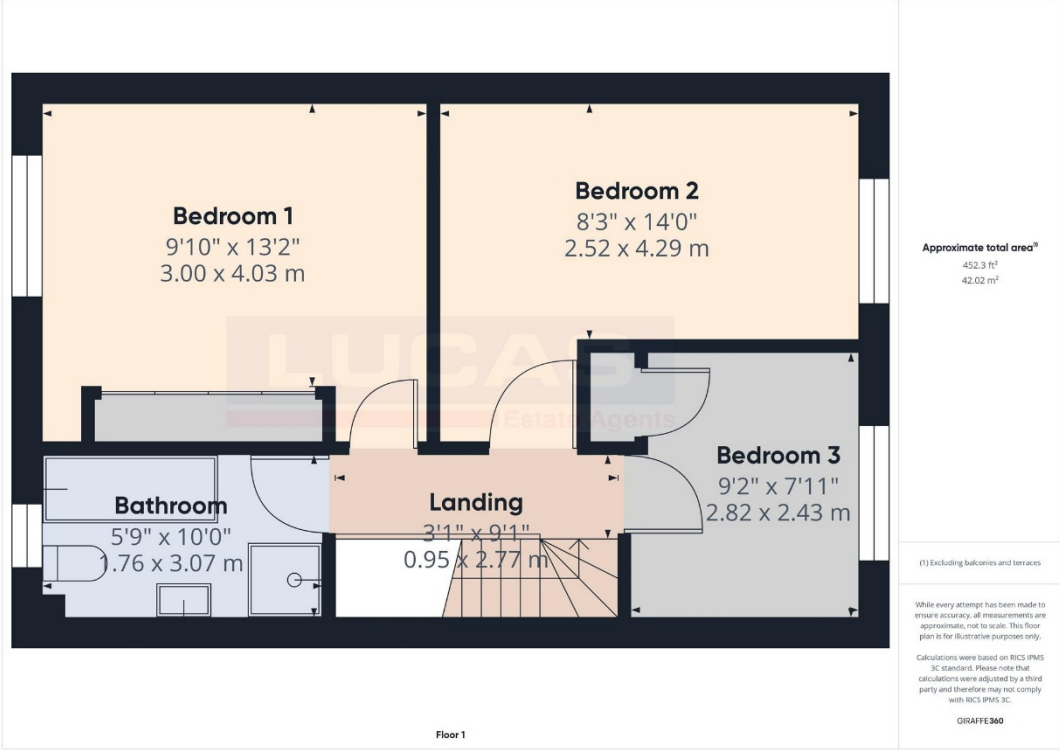
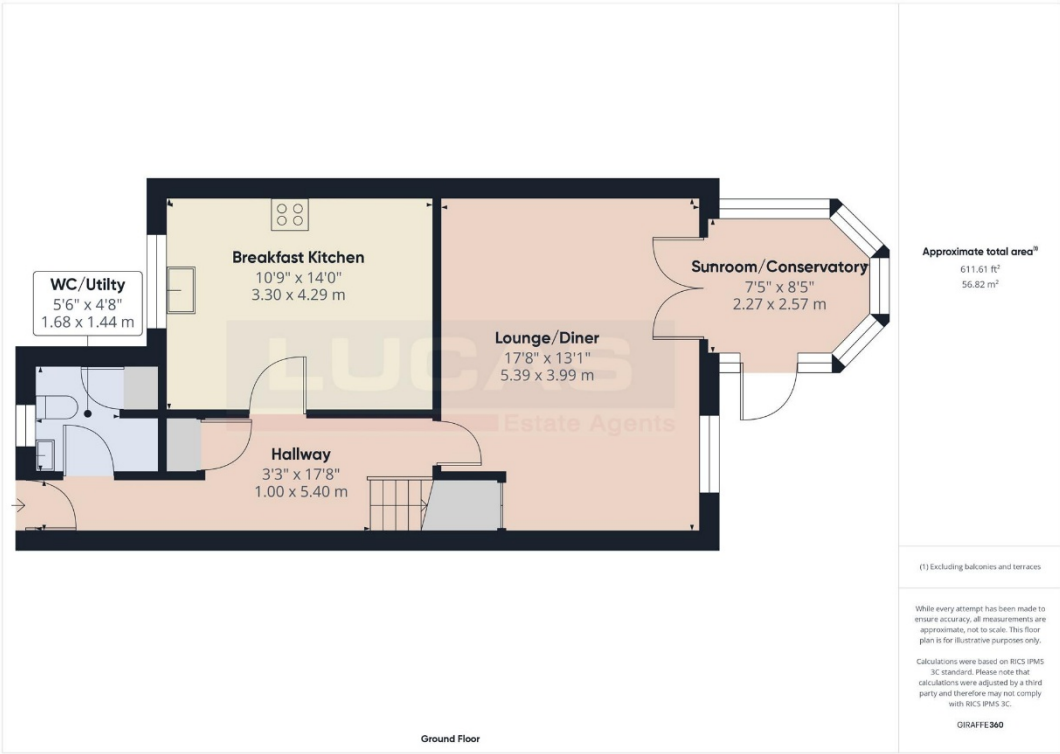


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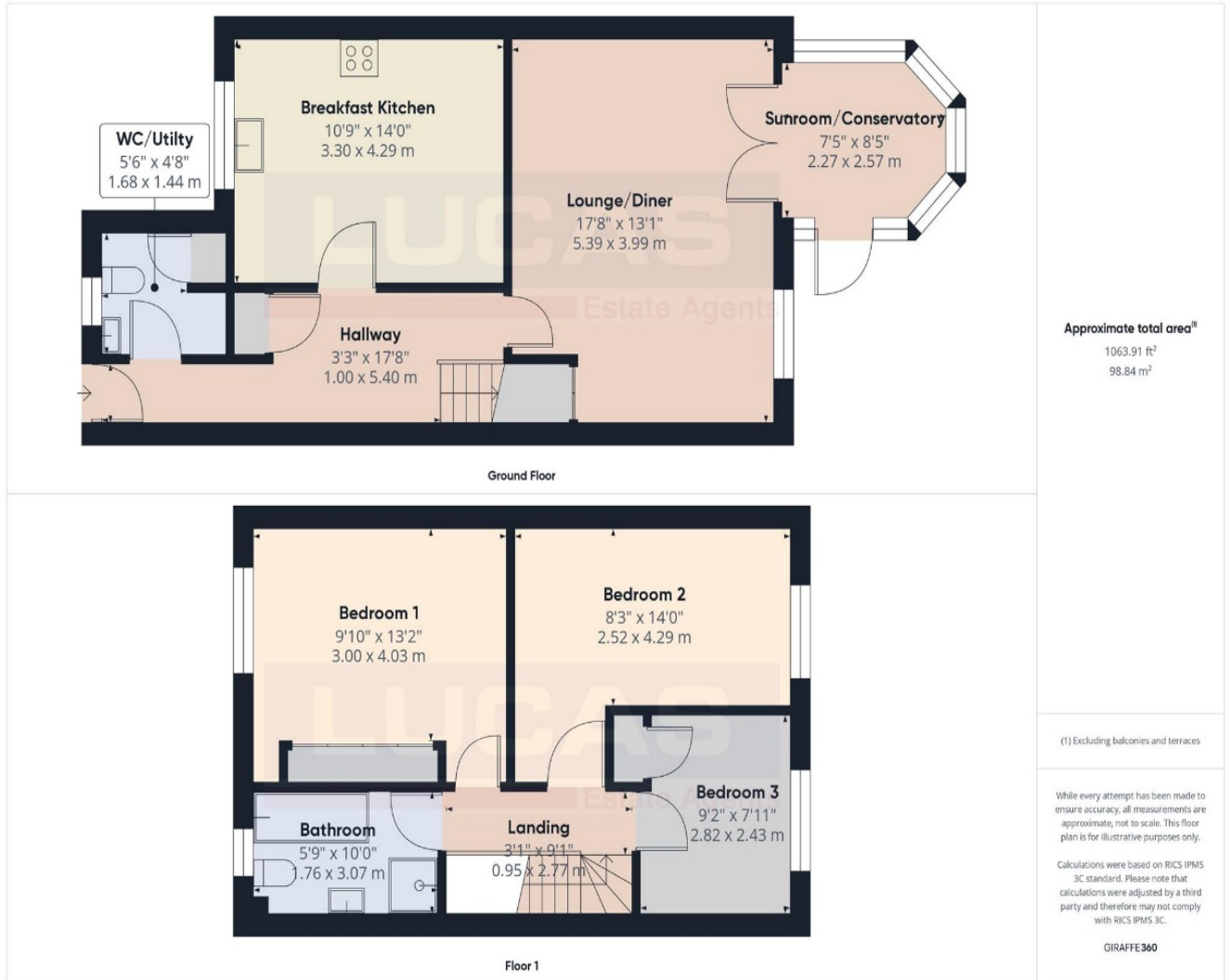


<https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2435-2320-2705-6331>

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