



Fron Dirion Lon Ganol Llandegfan LL59 5TU
 Freehold Detached Bungalow
 NEW PRICE £339,950

- Very Well Appointed And Modernised Detached Bungalow Ideally Placed Centrally Within The Village
- 3 Bedrooms/1 Bathroom/1 Reception
- Boasting Super Views Across Open Fields Along With Stunning Views Of The Mountains
- Contemporary Modern Feel Throughout & Has Beautiful Landscaped Gardens With A Decked Terrace Together With Off Road Parking & Garage
- Within Easy Walking Distance Of The Local Primary School, Bus Stop And Convenience Store.
- EPC D; Council Tax Band E £2382.93 2024/2025; Broadband Up To 563 Mbps
- 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

A Very Well Appointed And Modernised Detached Bungalow Ideally Placed Centrally Within The Village Boasting Super Views Across Open Fields Along With Stunning Views Of The Mountains. The Property Has A Contemporary Modern Feel Throughout & Has Beautiful Landscaped Gardens With A Decked Terrace Together With Off Road Parking & Garage. The Property Is Located In The Village Of Llandegfan & Within 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 a composite front door into the entrance hallway with low maintenance flooring, arched opening into the inner hallway and door off into the lounge with low maintenance flooring, attractive fireplace set on marble hearth with timber mantel, two arched recessed alcoves, feature bay window to front aspect boasting views over open fields along with super mountain views, inner hallway with access to loft space and doors leading off into kitchen/diner/snug divided into two areas comprising the dining/snug area with window to side aspect and square opening leading into the kitchen area with base and wall storage units with complementary solid wood block work surfaces, Belfast sink with mixer tap, space for slot in range cooker with chimney style extractor over, space for upright fridge/freezer, beamed ceiling, complementary tiled splash back, low maintenance flooring, window to rear aspect overlooking the gardens, window to side aspect and stable style door leading out onto the flagged patio.

Continuing off the hallway are further doors off into bedroom 1 with feature bay window to front aspect boasting views over open fields along with super mountain views, bedroom 2 with window to rear aspect overlooking the patio and rear garden, bedroom 3 with window to rear aspect overlooking the patio and rear garden and a contemporary styled bathroom suite briefly comprising large walk in shower with low maintenance cladding, low flush Wc, vanity sink unit with mixer tap, chrome heated towel rail, complementary lino floor tiling, tiled splash backs to Wc and vanity unit, recessed lighting, extractor fan and frosted window to rear

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Externally

Drive to front with off road parking leading to an attached garage and adjoining utility room with established lawned garden with mature trees, established flower beds and shrubs with separate gate leading out on to Lon Ganol. To the side of the garage is further space for trailer/small boat or other with an opening then taking you to the lovely, landscaped rear gardens which briefly comprise a flagged patio area with small steps leading up to a lawned garden, decked terrace and timber garden shed. Just off the patio is a door leading into a useful laundry/utility room with storage cupboards, space for a free-standing washer and dryer, Belfast style sink with hot and cold taps, wall mounted central heating boiler, lino tiled flooring, window to side aspect and opening into the garage with power and lighting with an up and over door.

Location

The Very Sought-After Location Is Within A Short Walk To 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 Snowdonia Mountain Range And The Stunning Anglesey Coastline. We Would Anticipate Plenty Of Early Interest.

Agents Notes

The property is of standard construction under a tiled roof.

New Roof 2024

New Composite Front And Rear Stable Doors

Council Tax Band E £2382.93 2024/2025

Broadband Up To 563 Mbps

Exact Location

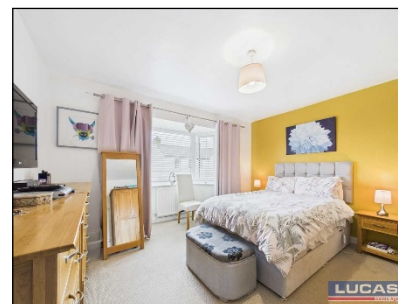
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AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

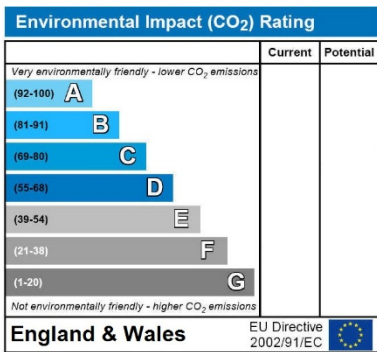
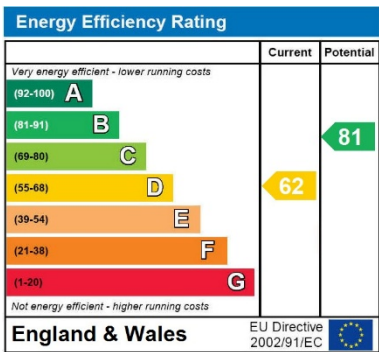
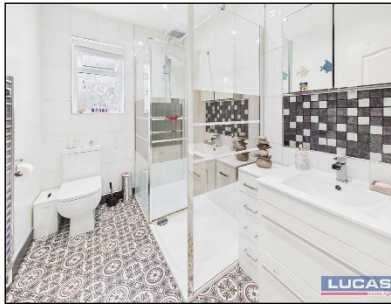
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Note to Customers

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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<https://find-energy-certificate.service.gov.uk/energy-certificate/0035-6027-2400-0910-8222>

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