



4 Tegfan Terrace Old Llandegfan Llandegfan LL59 5PT
 Freehold Terraced
 £215,000

- Character Double Fronted Mid Terrace Two Storey House, Being One Of 7 Located On The Outskirts Of Old Llandegfan
- 3 Bedrooms/2 Bathrooms/2 Receptions
- Spacious Accommodation With Detached Garage And Off-Road Parking Together With Gardens Front And Rear
- Some Work Is Required To Modernise With The Added Benefit Of Having No Onward Chain
- Property Occupies A Delightful Semi-Rural Position Down A Quiet Country Lane
- EPC F; Council Tax Band C £1871.84 2025/2026; Broadband Up To 623 Mbps
- Services Mains Electric, Mains Water, Mains Drains Central Heating Oil Fired

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Property Summary

A Character Double Fronted Mid Terrace Two Storey House, Being One Of 7 Located On The Outskirts Of Old Llandegfan Yet Fairly Convenient For Local School, Llandegfan Village, Beaumaris And Menai Bridge. The Property Offers Spacious Accommodation With Detached Garage And Off-Road Parking Together With Gardens Front And Rear. Some Work Is Required To Modernise With The Added Benefit Of Having No Onward Chain. Located On The Outskirts Of Old Llandegfan, The Property Occupies A Delightful Semi-Rural Position Down A Quiet Country Lane On The Edge Of This Popular Hamlet And Is Conveniently Placed Within Approximately Five Minutes' Drive Of Menai Bridge With Its Wide Range Of Restaurants, Health Centre And Waitrose.

The accommodation which benefits from oil fired central heating and single glazed sash windows briefly comprises door into a lean to utility/boot room with Worcester oil fired central heating boiler, tiled flooring, two windows to front aspect and one to the side aspect, door leading into the entrance hallway with quarry tiled flooring, understairs storage cupboard, doors off into the living room with quarry tiled flooring, inglenook fireplace with multi fuel stove set on a slate hearth with shelving to either side, sash window to rear aspect, door through to entrance hallway with quarry tiled flooring, stairs to first floor, doors off into the sunroom/conservatory with glazed windows to three sides and sliding doors leading out to the rear garden, kitchen/diner with recessed lighting, timber flooring, attractive Victorian style fireplace, sash window to rear aspect and opening into the kitchen area with base and wall storage cupboards with complementary work surfaces, ceramic one and a half bowl sink with mixer tap, space for free standing inset range cooker with tiled surround, space for free standing fridge/freezer, quarry tiled flooring, sash window to front aspect, door into inner hallway with a door off into the ground floor bathroom briefly comprising a corner shower cubicle with mains shower, low flush Wc, wall mounted wash hand basin, tiled flooring, sash window to front aspect.

The first floor comprises a spacious landing with access to loft space, sash window to front aspect overlooking the gardens, doors leading off into the L shaped bedroom 1 with built in recessed hanging storage with cupboard above, Victorian style cast iron fireplace, sash window to rear aspect overlooking the gardens, bedroom 2 with Victorian style cast iron fireplace, sash window to rear aspect overlooking the gardens, bedroom 3 with stripped timber flooring, Victorian style cast iron fireplace, sash window to front aspect overlooking the gardens and bathroom briefly comprising a panelled bath with mains shower and tiled splash back, low level Wc and cistern, pedestal wash hand basin, built in airing cupboard, stripped timber flooring, sash window to front aspect.

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Externally

To the front is a detached garage with up and over door with off road parking to the front and side of the garage. Timber gate leading to a rockery garden with lawned area leading to the entrance with flagged patio to either side of the lean to building. To the rear are established garden mainly laid to lawn with established trees and shrubs, timber garden shed and gate leading to rear pathway.

Location

Located on the outskirts of old Llandegfan, the property occupies a delightful semi-rural position down a quiet country lane on the outskirts of this popular hamlet and is conveniently placed within approximately five minutes' drive of Menai Bridge with its wide range of restaurants, health centre and Waitrose. Beaumaris is also within approximately seven to ten minutes' drive.

Agents Notes

The property is of stone construction under a slate roof. Note further roof insulation added and improved 2020.

Heating system last serviced in 2024.

Electrical inspection report undertaken 2025.

Council Tax Band C £1871.84 2025/2026

Broadband Up To 623 Mbps

Exact Location

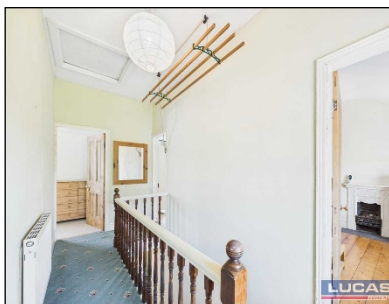
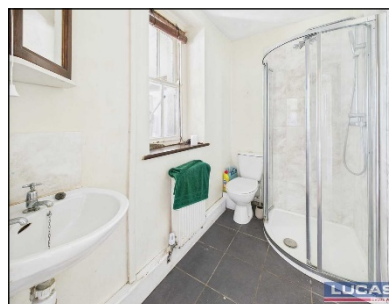
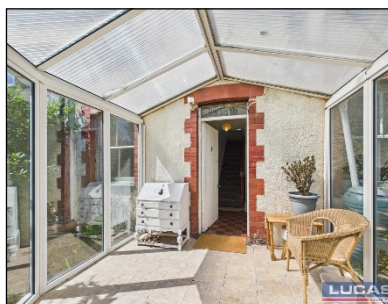
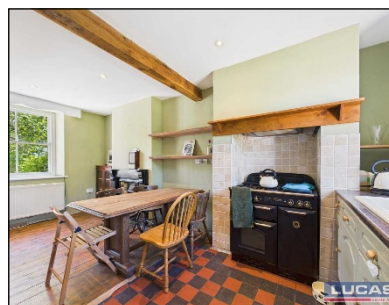
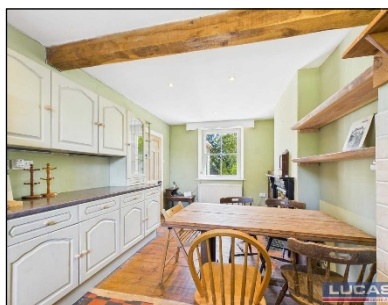
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AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

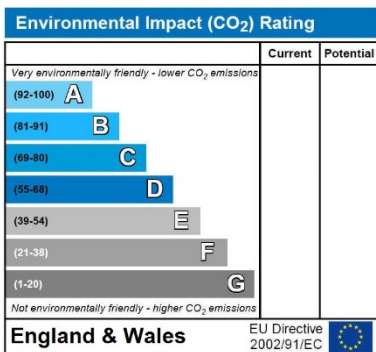
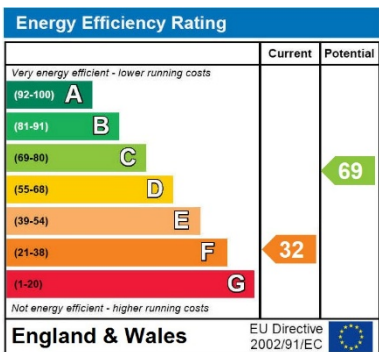
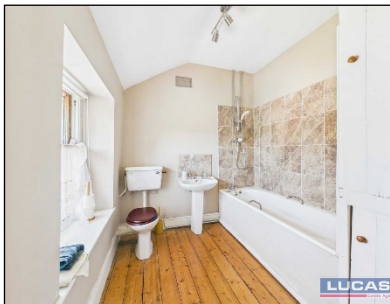
Note to Customers

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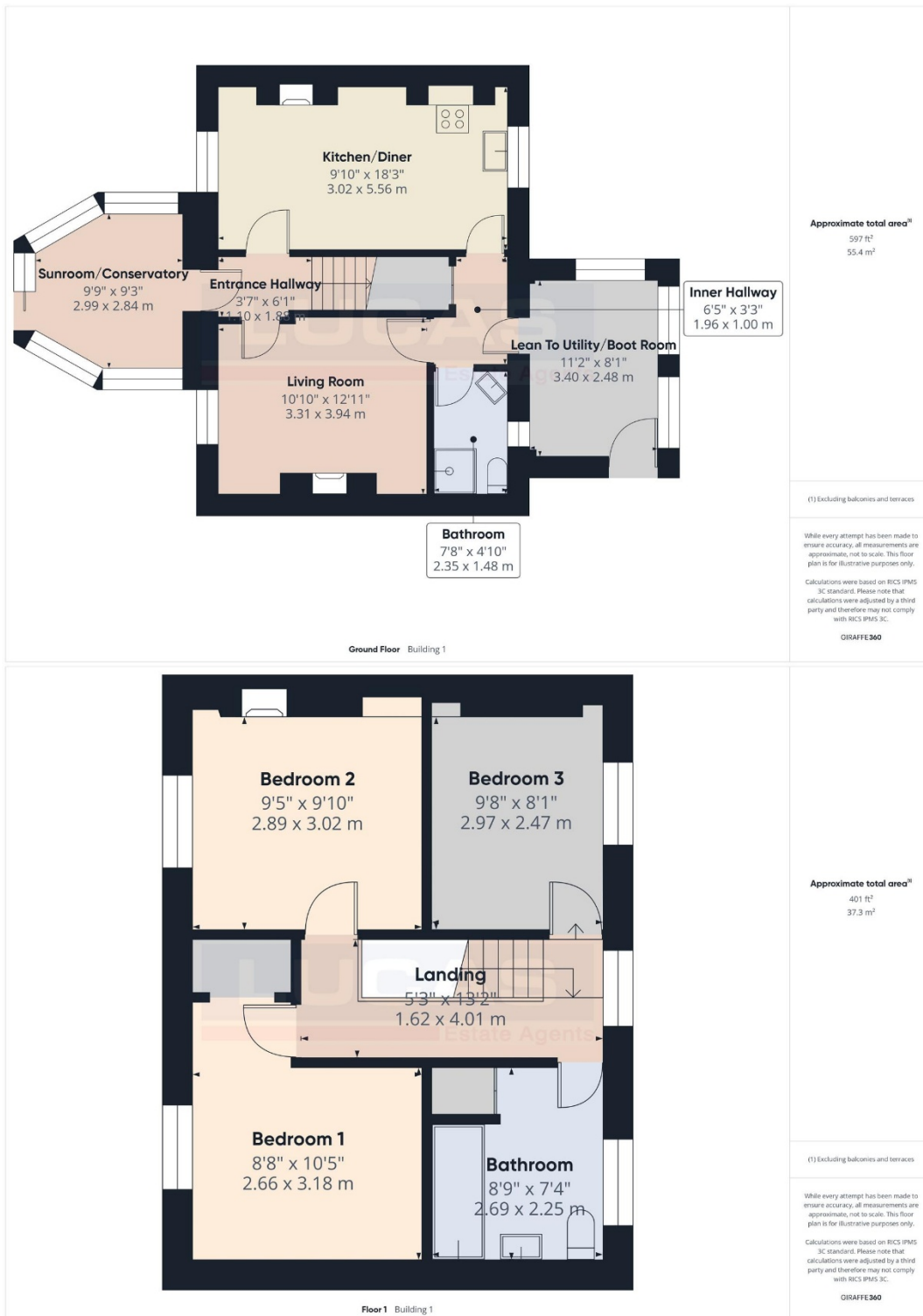


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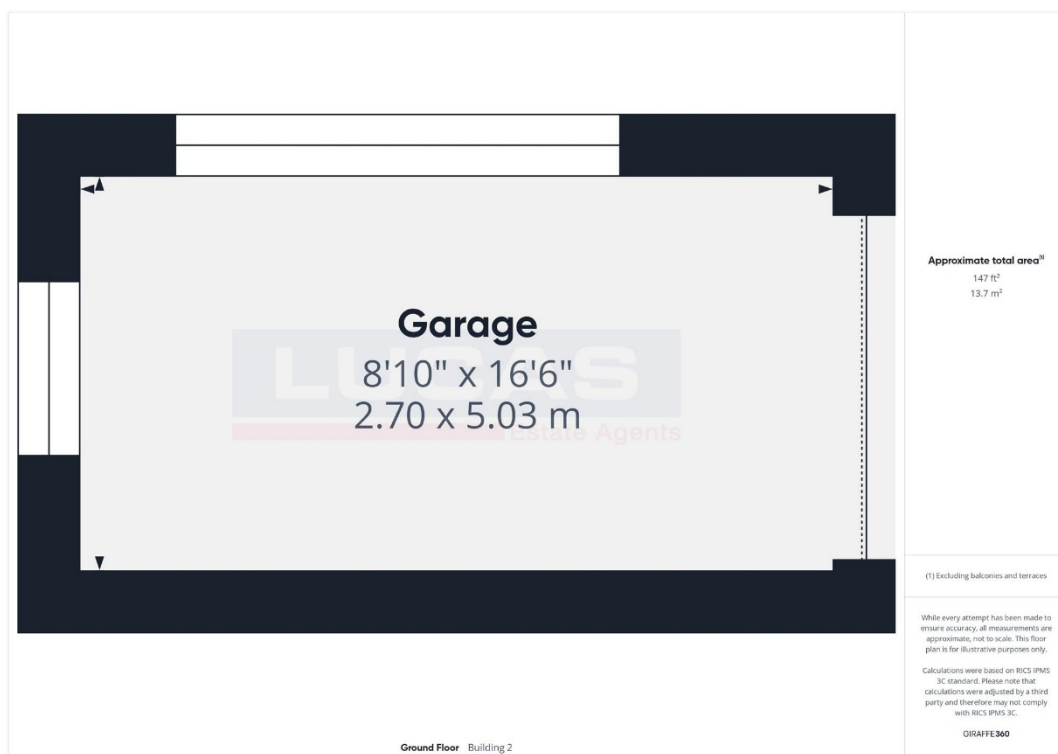


<https://find-energy-certificate.service.gov.uk/energy-certificate/8235-7424-4300-0285-1226>

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