



36 Cil Y Graig Llanfairpwll LL61 5NZ
 Freehold Detached Bungalow
 £335,000

- Superbly Presented Detached Bungalow In Very Sought-After Location In The Upper Part Of The Village
- 3 Bedrooms/1 Bathroom/1 Reception
- Lovely Landscaped Gardens To Both Front Side And Rear With Patio & Seating Areas & Gazebo & Storage Shed
- Widened Tarmac Drive With Ample Off-Road Parking for Several Vehicles/Motor Home/Caravan Together With Detached Garage
- Easy Walking To Renowned Local Primary School & Short Drive/Bus To Secondary School In Menai Bridge
- EPC D; Council Tax Band D £2167.92 2025/2026; Broadband Up To 151 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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Property Summary

A Superbly Presented & Spacious Fully Modernised Detached Bungalow Located In The Popular Village Of Llanfairpwll With Ample Off-Road Parking For Several Vehicles/Motor Home/Caravan Along With A Detached Garage. The Bungalow Is Set Within Beautifully Landscaped Gardens To Both The Front, Side & Rear And Is Quite Sheltered Making It A Great Sun Trap To Enjoy The Morning And Afternoon Sunshine. There Are Patio & Seating Areas To The Side & Rear, Along With Mature Lawned Gardens, Rockery & Shrubs With The Side Gardens Especially Making A Wonderful Spot For Dining, Relaxing And Entertaining In With A Timber Gazebo.

The Property Has Very Recently Undergone A Comprehensive Programme Of Works Throughout Including A New Roof, New Floor Coverings, New Wood Burning Stove, New Patio Doors Off Rear Bedroom, Some New Windows & Doors, Landscaped Gardens & Newly Flagged Patios To The Side & Rear, A Widened Driveway With Ample Off Road Parking & Has Been Re Decorated Throughout. Viewing Both Internally & Externally Is Highly Recommended. The Bungalow Is Well Placed Within The Upper Part Of The Village And Is Very Convenient For Local Schooling Together With All Other Amenities And Is Within Easy Access Of The A55 Expressway & 4 miles from the University City of Bangor & Ysbyty Gwynedd Hospital. Viewing Is Highly Recommended....

The accommodation which benefits from gas central heating and double glazing briefly comprises composite front door into an L shaped entrance hallway with built in cloaks cupboard and built in airing cupboard housing gas central heating boiler, access to loft space and doors leading off into a spacious lounge/diner with new wood burning stove with surround and timber mantel over, window to front aspect, French doors to side aspect boasting a pleasant outlook and square opening through into the kitchen briefly comprising base and wall storage cupboards with complementary work surfaces, complementary tiled splash backs, single bowl stainless steel sink with mixer tap, integrated tall fridge/freezer, built in electric double oven with extra wide gas hob and slimline glass chimney extractor over, space for free standing washer, oak wood stripped flooring, window to side aspect overlooking the garden and door out onto the side pathway and garden.

Continuing off the hallway are further doors leading off into bedroom 1 with a bank of fitted wardrobes and window to rear aspect overlooking the garden, bedroom 2 with recently fitted French doors leading out on to the patio garden area, bedroom 3 with built in storage and window to front aspect overlooking the driveway and a contemporary bathroom suite comprising a P shaped panelled bath with electric shower, curved glass screen and complementary splash back, low flush Wc, pedestal wash hand basin with mixer tap encased with attractive timber cupboard, extractor fan, tiled flooring and a clerestory frosted window to side aspect.

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Externally

To the front is a widened tarmac driveway with ample off-road parking for several vehicles/motor home/caravan leading to a detached garage with roller door to front and side door leading out to the rear garden area. Small steps lead to a flagged pathway with dual access via the lounge patio doors and main entrance door with a storm porch over. The front garden is laid to lawn with a timber gate and pathway taking you to the side. The beautifully landscaped side gardens include an artificial grassed area with established shrubs and a stone boundary wall together with a timber Gazebo set on a flagged patio area with a log stores and timber panelling bordering.

An embedded mosaic path then takes you to a very pleasant lawned area with a flagged seating area with rockery behind with further seating areas with mature shrubs and stone boundary wall to the front. From this slightly elevated area there are lovely views over the roof tops of the countryside.

A pathway continues to the rear with an artificial grassed area with access via the French doors into the property along with a timber gate at the side of the garage. Beyond is another very pleasant seating area with slate chippings leading to a lawned garden with established borders and high stone boundary wall bordering the garden with a side door leading into the garage. To the rear of the garden is a timber garden storage shed located behind the garage and at the end of the garden is a hard standing for additional storage.

Location

Llanfairpwll is situated on the historical A5 route which runs from London to Holyhead and is positioned close to the Menai Strait and the two historical bridges. With the A55 expressway near-by, this allows easy travel to the university city of Bangor on the mainland. Llanfairpwll boasts a good range of amenities which include a supermarket, several local shops and businesses, 2 pubs/restaurants, a post office, petrol station, dental surgery, doctors' surgery, train station and primary school whilst a secondary school lies less than 2 miles away in the town of Menai Bridge.

Agents Notes

The Property Is Of Standard Construction Under A Tiled Roof.

New Roof 2022

New French Doors At Rear 2022

New Floor Coverings 2025

New Landscaped Patios To Side & Rear 2022

New Wood Burning Stove 2022

4 New Windows & 3 Doors 2019

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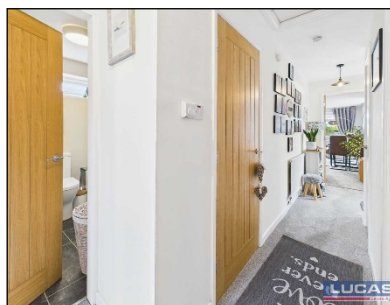
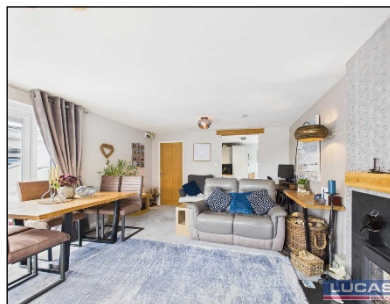
Council Tax Band D £2167.92 2025/2026
Broadband Up To 151 Mbps

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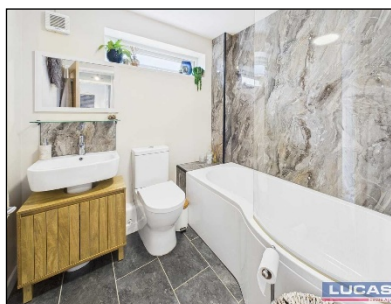
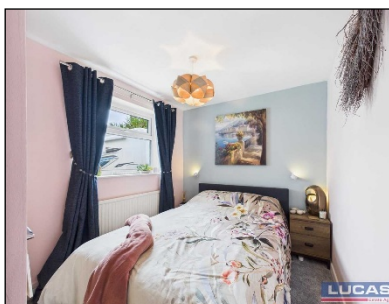
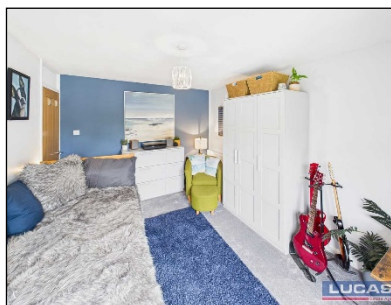
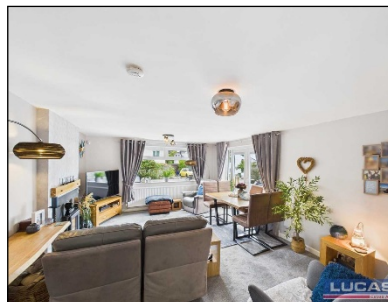
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers

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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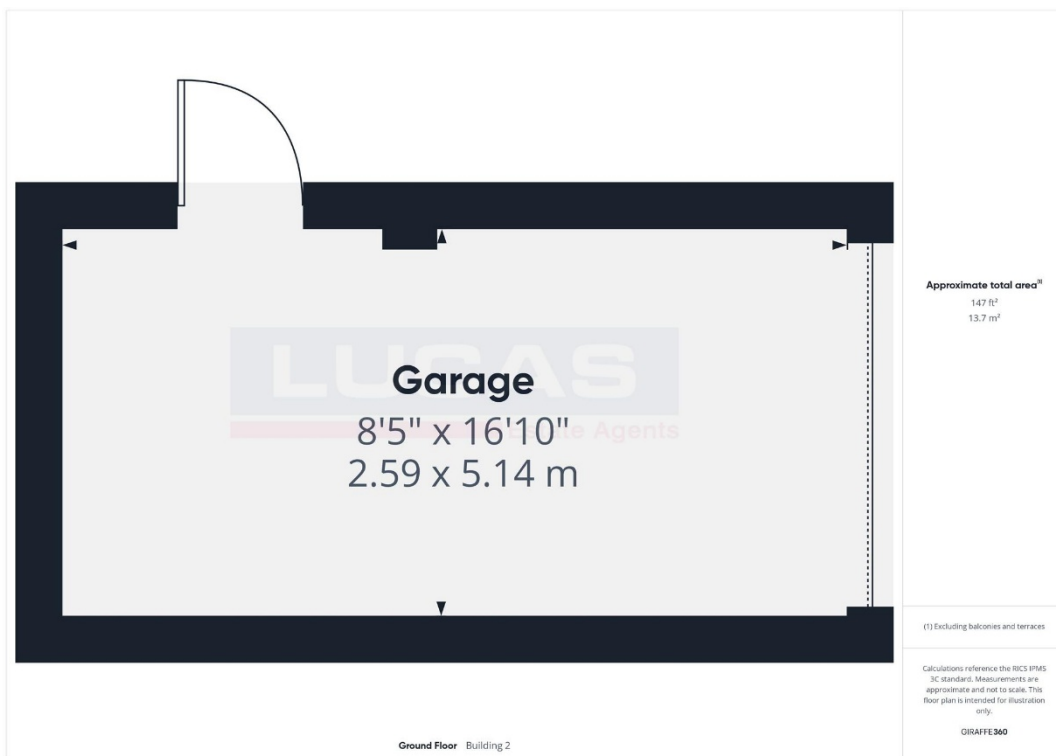
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9267-2817-7106-9028-2171>



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