



18 Lon Hedydd Llanfairpwll LL61 5JY  
 Freehold Detached  
 £279,950

- Very Spacious Detached Family Home That Is Conveniently Situated In A Cul De Sac In Upper Part Of The Village
- 4 Bedrooms/2 Bathrooms/3 Receptions
- The Property Requires Some Upgrades And Is Realistically Priced To Reflect Same.
- Easy Walking To Renowned Local Primary School & Short Drive/Bus To Secondary School In Menai Bridge
- Ample Off-Road Parking With Detached Garage, Garden Front & Rear.
- EPC TBC; Council Tax Band E £2649.68; Broadband Up To 608 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 Spacious Detached Family Home That Is Conveniently Situated In A Cul De Sac On Lon Hedydd In The Centre Of The Village Of Llanfairpwll & Within Easy Reach Of The Local Shops, Primary School And Other Village Amenities. The Flexible Accommodation Offers A Spacious Dining/Hallway Together With 3 Receptions & Ground Floor Bedroom Along With A Breakfast Kitchen & Bathroom Together With Three Bedrooms & Second Bathroom To The First Floor. Externally Ample Off-Road Parking With Detached Garage, Garden Front & Rear. The Property Requires Some Upgrades And Is Realistically Priced To Reflect Same.

The accommodation which benefits from gas central heating and double glazing briefly comprises front door into a front porch with quarry tiled flooring, window to side aspect and glazed panelled door into a very spacious dining hallway with coved ceiling, dado rail, stairs to first floor, doors leading off into the lounge with coved ceiling, marble fireplace housing a coal effect gas fire and window to front aspect, breakfast kitchen with base and wall storage cupboards with complementary work surfaces, stainless steel one and half bowl sink with mixer tap, integrated double oven, gas hob with integrated extractor, space for free standing fridge, complementary tiled splash back, coved ceiling, low maintenance flooring, space for free standing washer, window to side aspect and glazed door to side pathway, sitting room with coved ceiling, low maintenance flooring, wall mounted electric fire, sliding doors into the conservatory with windows to three sides, French doors leading out onto patio and rear garden and low maintenance flooring, bedroom 4 /office with coved ceiling, low maintenance flooring, wall mounted central heating boiler, bathroom briefly comprising a curved walk in shower cubicle, low level Wc, pedestal wash hand basin, complementary floor and wall tiling, coved ceiling and frosted window to side aspect.

The first floor comprises a landing with doors leading off into bedroom 1 with built in wardrobes, access to eaves storage and window to rear aspect overlooking the garden, bedroom 2 with low maintenance flooring, access to eaves storage and a Velux roof light, bedroom 3 with low maintenance flooring, access to eaves storage and window to front aspect overlooking the garden, bathroom briefly comprising a panelled bath, walk in shower cubicle, low flush Wc, pedestal wash hand basin, recessed lighting, complementary floor and wall tiling, extractor fan and frosted window to side aspect.

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ENTRANCE PORCH: 5' 6" x 4' 5" (1.70m x 1.37m)

DINING ROOM/HALL: 15' 10" x 12' 7" (4.85m x 3.84m)

LOUNGE: 20' 2" x 11' 8" (6.17m x 3.56m)

BREAKFAST KITCHEN: 12' 9" x 8' 5" (3.89m x 2.59m)

SITTING ROOM: 11' 8" x 9' 4" (3.58m x 2.87m)

CONSERVATORY: 10' 2" x 9' 3" (3.12m x 2.82m)

STUDY/BEDROOM 4: 9' 4" x 8' 0" (2.87m x 2.44m)

SHOWER ROOM: 7' 8" x 5' 8" (2.36m x 1.73m)

BEDROOM 1: 12' 5" x 11' 3" (3.81m x 3.45m)

BEDROOM 2: 11' 3" x 7' 6" (3.45m x 2.29m)

BEDROOM 3: 11' 3" x 9' 3" (3.45m x 2.82m)

SHOWER ROOM: 10' 5" x 4' 0" (3.20m x 1.22m)

#### Externally

Driveway with ample parking for several vehicles leading to a single detached Garage 16' 4" x 11' 5" (5.00m x 3.50m); lawned garden with established borders to front and flag paved patio, lawn, flower beds, to the rear with a timber panelling bordering the property.

#### 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.

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## Agents Notes

The property is of standard construction under a tiled roof.

Council Tax Band E £2649.68

Broadband Up To 608 Mbps

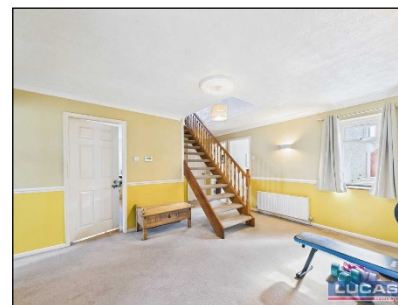
## Exact Location

what3words ///economics.deputy.dictation

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.

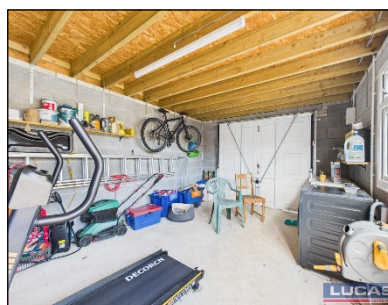
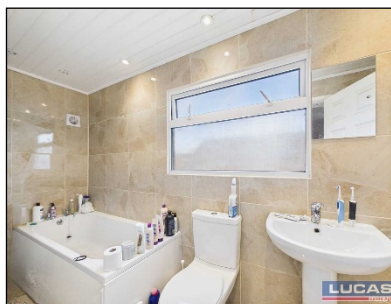
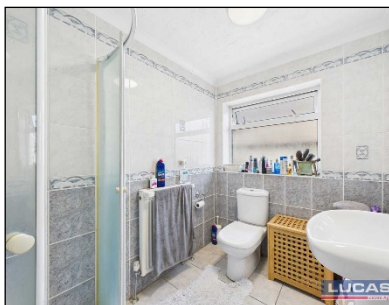
## Note to Customers

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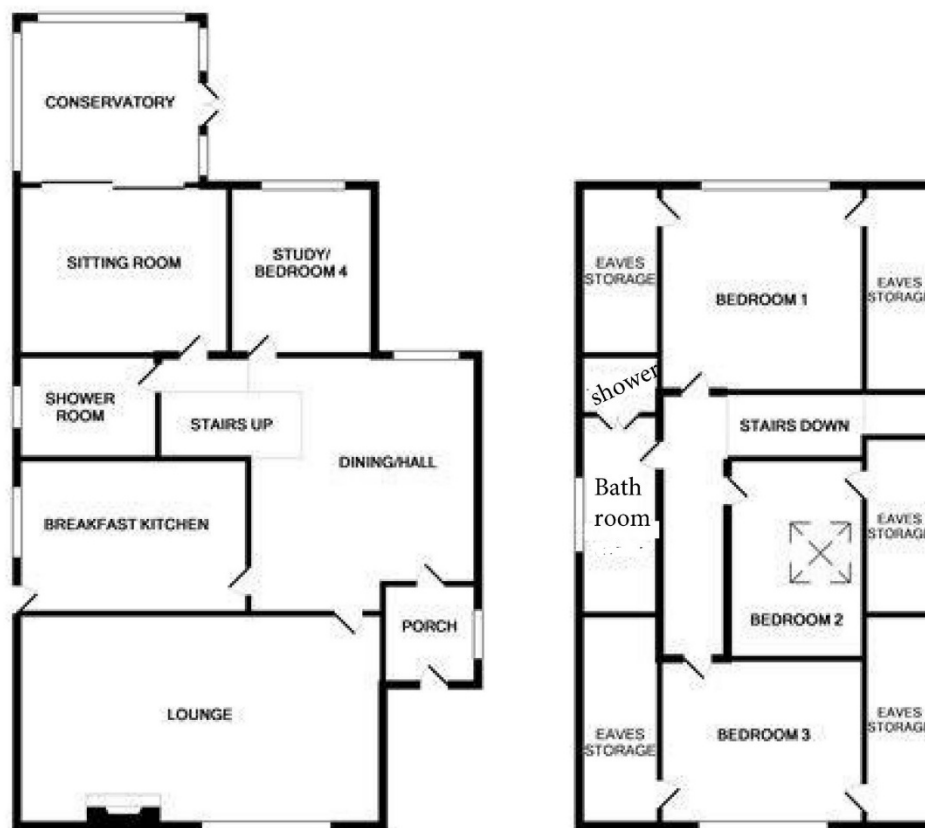


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GROUND FLOOR  
APPROX. FLOOR  
AREA 689 SQ. FT.  
(62.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 642 SQ. FT.  
(59.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1531 SQ. FT. (142.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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