



57 Ffordd Lligwy Moelfre LL72 8LT
 Freehold End Terrace
 £150,000

- Well Proportioned End Terrace House In Need Of Further Upgrading With The Benefit Of Having No Onward Chain
- 3 Bedrooms/1 Bathroom/1 Reception
- Property Boasts Distant Sea, Mountain & Coastal Views Along With Front And Rear Gardens
- Benefited From A Recent New Oil-Fired Central Heating Boiler & Oil Tank Being Installed In 2022.
- Ample Communal Off-Road Parking To The Rear Entrance
- Picturesque Harbour Village Provides Basic Village Amenities To Include Primary Education.
- Council Tax Band B £1632.26 2025/2026; Broadband Mbps-TBC
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Oil 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

Located In The Very Sought After Coastal Village Of Moelfre Is This Well Proportioned End Terrace House In Need Of Further Upgrading With The Benefit Of Having No Onward Chain And Also Having Benefited From A Recent New Oil Fired Central Heating Boiler & Oil Tank Being Installed In 2022. The Property Boasts Distant Sea, Mountain & Coastal Views Along With Front And Rear Gardens Together With Ample Communal Off Road Parking To The Rear Entrance. Moelfre Being A Picturesque Harbour Village Provides Basic Village Amenities To Include Primary Education. There Are Also Several Pubs And Restaurants Within Walking Distance. The Larger Village Of Benllech Is Only Two Miles Distant And Provides A Greater Range Of Retail And Recreational Facilities Along With A Renowned Sandy Beach.

The accommodation which benefits from oil fired central heating and double glazing briefly comprises front door into entrance hallway with stairs to first floor, door off into the lounge/diner with inset electric fire with timber surround, door to understairs storage cupboard, window to front aspect overlooking the garden and opening into the dining area with window to rear aspect overlooking the garden and door off into the kitchen base and wall storage cupboards with complementary work surfaces, one and a half bowl stainless steel sink with mixer tap, space for slot in cooker, space for free standing washer, tiled flooring, part tiled walls, window to rear aspect overlooking the garden, door off into the boiler room/rear porch with oil fired central heating boiler (installed 2022), tiled flooring and door to rear garden.

The first floor comprises a landing with access to loft and doors leading off into bedroom 1 with built in wardrobe, low maintenance flooring and window to rear aspect overlooking the garden, bedroom 2 with built in wardrobe, low maintenance flooring and window to front aspect overlooking the garden together with distant sea and mountain views, bedroom 3 with low maintenance flooring and window to front aspect overlooking the garden together with distant sea and mountain views and bathroom briefly comprising a timber panelled bath with electric shower and glass screen, low flush Wc, pedestal wash hand basin, built in airing cupboard, complementary floor and wall tiling and frosted window to rear aspect.

Externally

To the front is an enclosed lawned garden with gated access with a path leading to the main entrance that continues to the side of the house leading to the rear garden area with a small lawned area and pathway together with an oil tank (installed 2022) and wrought iron gate leading to the communal off road parking area.

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Location

Moelfre being a picturesque harbour village provides basic village amenities to include primary education. There are also several pubs and restaurants within walking distance. The larger town of Benllech is only two miles distant and provides a greater range of retail and recreational facilities. By virtue of the A5025 Pentraeth Road the property benefits from excellent access to the A55 Expressway providing further links to the mainland and motorway networks at Chester.

Agents Notes

The property is of standard construction under a tiled roof.
Windows and doors installed in 2006.
New Oil-fired central heating boiler installed 2022.
New Oil tank installed 2022.
Loft insulation installed TBC.

Council Tax Band B £1632.26 2025/2026

Broadband Mbps-TBC

Exact Location

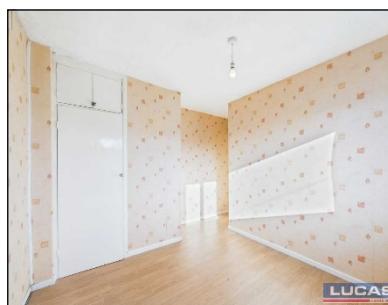
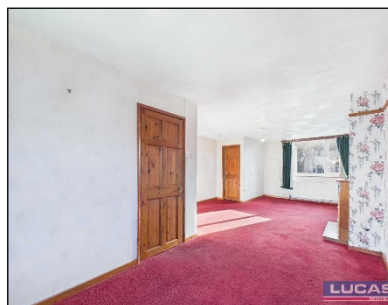
what3words ///conquests.crunching.propelled

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.

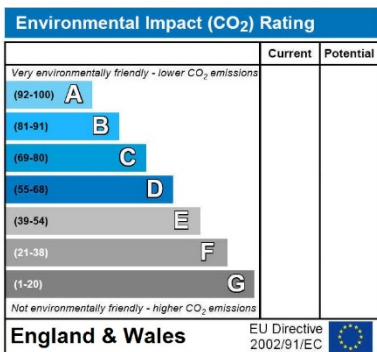
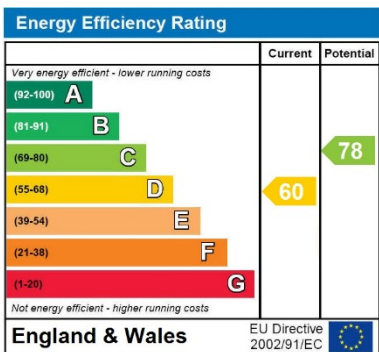
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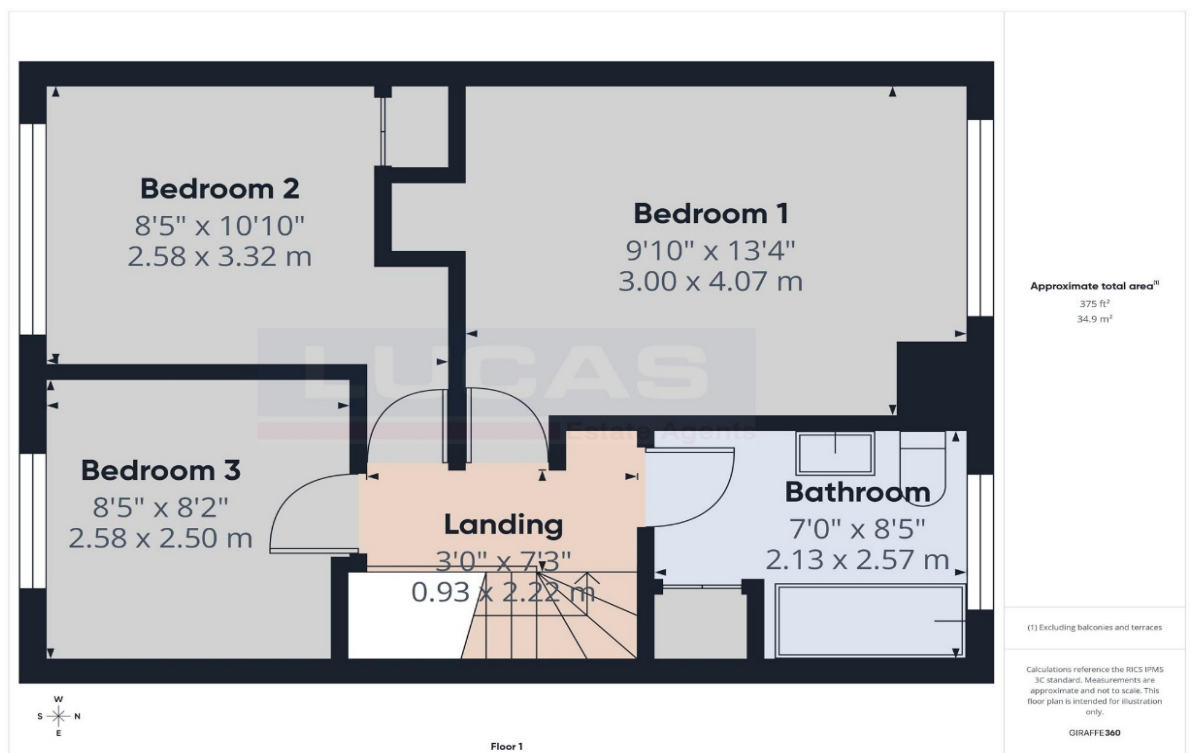


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