



## **47 Bro Llewelyn, Llandegfan, LL59 5UP**

**£225,000**

A well presented and extended three bedroomed end of terrace house. Conveniently located for local amenities, primary school and within easy reach of the town of Menai Bridge with excellent connections for the A55, Ysbyty Gwynedd Hospital and the University city of Bangor.

The property has off road parking, enclosed front and rear garden enjoying distant views of the mountains, attached through store area and detached workshop.

Accommodation briefly comprises: Spacious breakfast kitchen with fitted appliances, opening to sun room, generous dining room with opening to the lounge with multi fuel stove. To the first floor there is a landing area, three bedrooms and bathroom/WC.

The property benefits from uPVC double glazing and gas central heating.

Available to purchase with no onward chain.



### Location

The village of Llandegfan has amenities of a village store, regular bus service and primary school. The nearest town is Menai Bridge, which offers a number of useful amenities to include a Waitrose supermarket, doctors surgery and schools. There is also a choice of cafes, taverns and restaurants. Menai Bridge town is opportunely placed for many of the coastal and rural attractions to be found on this part of the island and the A55 allows for easy commuting throughout the island and the mainland.

### Entrance Porch 5'2" x 3'8" (1.58 x 1.14)

Block built with slate pitched roof, uPVC double glazed windows and entrance door. Laminated wood flooring, fitted blinds, wall light point and uPVC double glazed inner door to the hallway.

### Hallway

Balustrade staircase leading up to the first floor landing area. Mains optical smoke alarm and ceiling light. Oak veneered door to lounge and opening to the breakfast kitchen.

### Breakfast Kitchen 18'9" x 8'0" + wide recess (5.72 x 2.46 + wide recess)



A spacious room with high gloss shaker style fronted wall and base units with timber work tops/up-stands and breakfast bar. Belfast sink with mixer tap. Integrated washing machine, under counter fridge and slim-line dishwasher. Built-in electric cooker and ceramic hob with glass/stainless steel canopy extractor over. Radiator, laminated wood flooring, telephone point and front aspect PVC double glazed window to front elevation. Under unit lighting, eight inset down-lights to ceiling, ceiling light point and mains heat alarm. Fitted walk-in cloaks cupboard and cupboard housing electric meter and consumer unit. Opening to Sun Room.

### Sun Room 10'3" x 5'10" (3.13 x 1.79)



Block built with uPVC double glazed windows/exit

door and twin wall polycarbonate pitched roof. Continuation of laminated wood flooring from breakfast room, fitted blinds, two wall light points and power points. Oak veneered door to dining room.

### Dining Room 12'7" x 11'5" (3.85 x 3.49)



A generous extension providing a spacious dining room to this family home. Having high gloss laminated wood flooring, rear aspect uPVC double glazed window. Wide opening to the lounge.

### Lounge 18'9" x 9'10" (5.73 x 3.01)



Front aspect uPVC double glazed window with fitted blinds. Chimney recess with oak mantel housing cast iron multi fuel stove set on slate tiles. High gloss laminated wood flooring continuing through from the dining room. Radiator, telephone point, mains heat alarm and carbon monoxide alarm. Oak veneered door to hallway.

### First Floor Landing Area

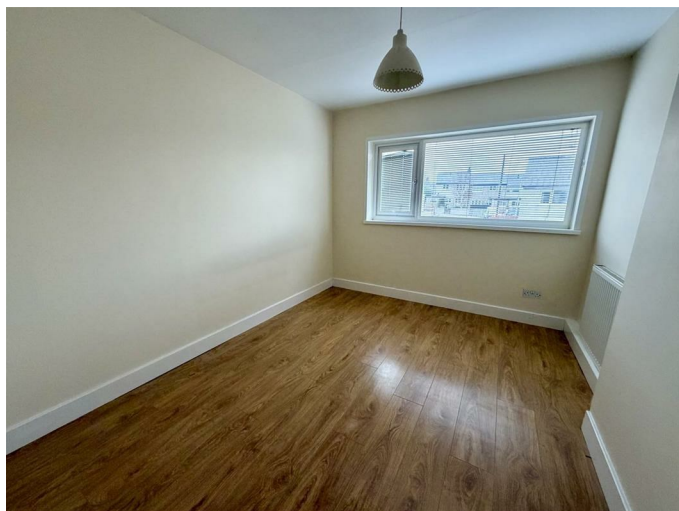
Rear aspect uPVC double glazed window. Wall mounted Worcester gas combination boiler. Laminated wood flooring, ceiling light, mains optical smoke alarm and access hatch to roof space.

**Bedroom 1 10'0" x 10'0" + recess (3.06 x 3.05 + recess)**



Front aspect uPVC double glazed window with fitted blinds. Laminated wood flooring, radiator, pendant light and TV point. Fitted over stairs storage cupboard with double doors.

**Bedroom 2 10'9" x 8'2" (3.28 x 2.50 )**



Front aspect uPVC double glazed window with fitted blinds. Laminated wood flooring, radiator and pendant light.

**Bedroom 3 8'7" x 7'1" (2.63 x 2.17)**



Rear aspect uPVC double glazed window with fitted blinds and distant mountain views. Laminated wood flooring, pendant light, TV point and built-in linen cupboard with radiator.

**Bathroom/WC 7'8" x 5'3" + recess (2.34 x 1.61 + recess)**



White suite comprising: Button flush WC, pedestal wash hand basin and bath with glass shower screen and Triton electric shower over. Fully tiled walls and vinyl wood effect floor covering. Two uPVC double glazed windows with fitted blinds.

**Outside**

Front walled garden with pedestrian gate and pathway leading to the entrance porch. Tarmacadam off road parking area and access to the lean to store which in turn gives access to the rear garden area. The rear garden enjoys distant mountain views and is enclosed with side pedestrian gate, mainly flagged with timber decked area and access to the detached workshop and timber shed.

**Lean To Store Area 23'9" x 6'11" (7.24 x 2.11)**

A through store area with painted concrete flooring, pitched timber framed polycarbonate roof, power/light and water tap.

**Detached Workshop 15'8" x 11'11" (4.78 x 3.64)**



Sectional concrete structure with concrete base, tin sheet roof, timber doors, power and light.

**Timber Shed 7'9" x 5'8" (2.37 x 1.74)**

**Tenure**

The property is understood to be freehold and this will be confirmed by the Vendor's conveyancer.

**Services**

Mains water, electricity, gas and drainage. Worcester gas combi boiler.

**Energy Rating**

Band D.

**Council Tax**

Band B.



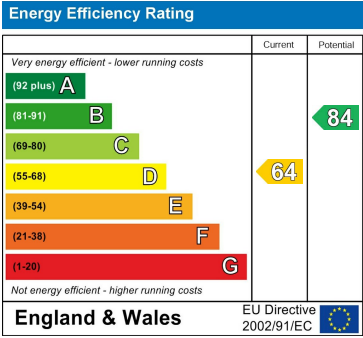
Floor Plan



Area Map



Energy Efficiency Graph



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