

Coed Celyn 24 Lon Y Wennol Llanfairpwll, Isle of Anglesey LL61
£270,000

- Well-Presented Semi-Detached Home
- Ample Off-Road Parking
- Services Mains Electric, Mains Water, Mains Drains, Gas Central Heating Gas
- Car Port, Garden Shed/Workshop & Summer House
- Very Convenient For Local Schooling Together With All Other Amenities
- Garden to Front & Rear

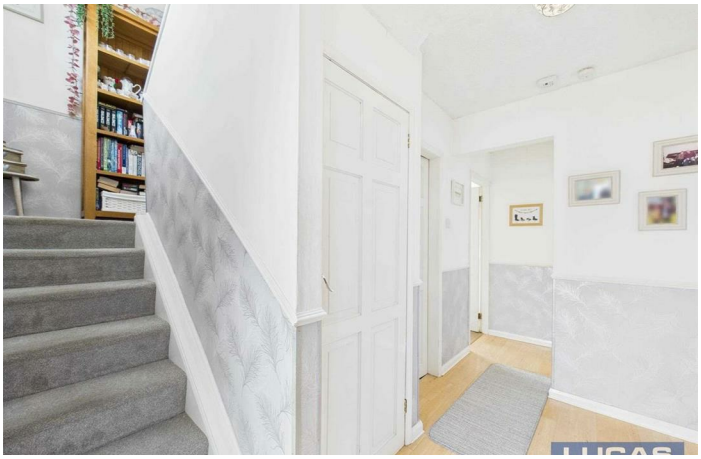












Located centrally in the village is this spacious and well-presented semi-detached house together with ample off-road parking, car port, garden shed/workshop, summer house, along with front and rear gardens. The house is well placed within the village and is very convenient for local schooling together 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....

Entrance Hallway
9'10" x 5'5"
The entrance hallway welcomes you with a bright, airy feel, enhanced by light wood flooring and a neutral décor. It provides access to the staircase leading to the first floor and doors to the lounge and kitchen, making it a practical and inviting space to greet guests.

Lounge
12'6" x 13'3"
The lounge offers a spacious and comfortable setting with large windows that flood the room with natural light and provide a lovely view of the garden. A neutral carpet and soft furnishings create a warm and inviting atmosphere, ideal for relaxation or entertaining guests.

Dining Room/Office/Bedroom 4
9'10" x 10'5"
This adaptable space can serve as a dining room, office, or fourth bedroom, featuring ample natural light from the front-facing window. The room's flexible layout allows it to suit various needs, from work to dining or additional sleeping quarters.

Kitchen
11'4" x 10'6"
The kitchen is well-appointed with light wood flooring and a smart arrangement of white cabinetry complemented by dark countertops. Multiple windows enhance the space with natural light, and there's a door leading to the garden for easy outdoor access. Integrated appliances include a gas hob and oven, making the kitchen both practical and stylish.

Utility Room
4'8" x 7'3"
The utility room includes space for laundry appliances and a WC, featuring a tiled floor and practical worktops. A frosted window allows natural light while maintaining privacy, making it a convenient addition to the home.

Landing
11'6" x 5'11"

Bedroom 1
8'11" x 13'5"
Bedroom 1 is a generous double room with wooden flooring and a large window that offers plenty of natural light and views over the neighbourhood. The neutral tones and simple furnishings create a restful atmosphere.

Bedroom 2
11'8" x 10'7"
This double bedroom benefits from natural light through a front-facing window and features wooden flooring. The room offers ample space for furniture and personalisation, perfect for a comfortable bedroom setting.

Bedroom 3
7'9" x 10'7"
Bedroom 3 is a smaller double or single room with fitted carpet and a rear-facing window, offering a cosy space to suit guests, children, or use as a study.

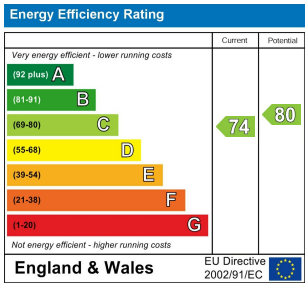
Bathroom
6'6" x 7'4"
The bathroom features a classic white suite with a bath and shower over, a WC, and a sink set into a vanity unit. The tiled floor and half-tiled walls in blue and white add a fresh and clean look to this well-proportioned family bathroom.

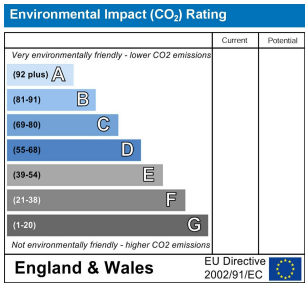
Storage Workshop
13'3" x 9'9"
This storage workshop offers a large, flexible space with natural light from a side window and an external door, ideal for use as a workshop or for additional storage needs.

Studio Room/Summer House
7'4" x 7'4"
The studio room/summer house provides a versatile area that could be used as a home office, hobby room, or quiet retreat.

Front Exterior
The front exterior features a neatly maintained lawn bordered with shrubs and a wide driveway leading to the entrance. The property enjoys a corner plot position, with a tall wooden fence along one side providing privacy and creating a well-defined boundary.

Rear Garden
The rear garden is a pleasant, enclosed space with a well-kept lawn and a paved pathway. Raised flower beds and shrubs add colour and privacy. There is also a large shed and the studio/summer house within the garden, making it a functional outdoor area for relaxing or hobbies.







Local Authority **Isle of Anglesey**
Council Tax Band **D**
EPC Rating **C**

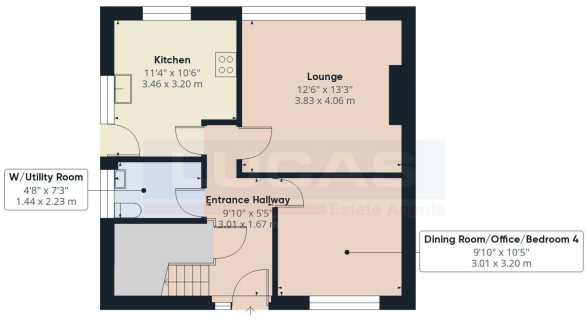




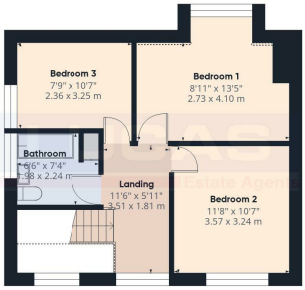


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Ground Floor Building 1



Floor 1 Building 1

Approximate total area[1]

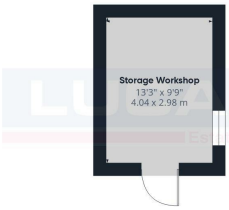
1189 ft²

110.5 m²

Reduced headroom

3 ft²

0.3 m²



Ground Floor Building 2



Ground Floor Building 3

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.