

6 Bryn Salem Ffordd Caergybi, Llanfairpwll LL61 5YA £215,000

LUCAS & CO
ESTATE AGENTS

- Very Well Presented End Terrace Home Ideally Placed Within The Village
- Off Road Parking For 3 Vehicles
- Centrally Located With Co-Op Store Within Easy Walking & Bus Services
- Services Mains Electric,Mains Water, Mains Drains , Central Heating Gas Fired
- 3 Bedrooms/1 Bathroom/1 Reception
- Low Maintenance Garden Front & Rear
- Broadband Up To 648 Mbps







Entrance Hallway
From the moment you arrive, the property makes a great impression. A slate-canopied entrance leads into a welcoming reception hall, setting the tone for the well-maintained accommodation throughout.

Lounge
The spacious lounge and dining room stretches to over 17 feet and is flooded with natural light through uPVC double glazed patio doors that open directly onto the rear garden — perfect for relaxed evenings or entertaining friends and family.

Kitchen
The breakfast kitchen is the real heart of the home. Fitted with stylish Shaker-style cabinetry, granite-effect worktops, and a full complement of integrated appliances — including a four-burner gas hob, fan-assisted electric oven, and fridge freezer — it's a kitchen designed for real life. There's also plumbing for a washing machine, space for a condenser dryer, and a concealed combi boiler that keeps everything running efficiently.

First floor
Upstairs, an elegant turned staircase leads to three well-proportioned bedrooms, each finished with coved ceilings and uPVC double glazed windows.

Bedrooms
The principal bedroom (11’ x 10’7”) sits at the front of the house and offers a comfortable, quiet retreat. Two further bedrooms to the rear make ideal children’s rooms, a home office, or guest accommodation — whatever your lifestyle demands.

Bathroom
The family bathroom is fully tiled and fitted with a white suite, including a panelled bath with a Mira electric shower, wash basin, and WC. A ladder-style heated towel rail adds a touch of everyday comfort.

Outside space
Outside, the property has been designed with convenience in mind. To the front, a large, gravelled garden with a mature tree and paved patio area creates a smart kerb appeal, while a concreted hardstanding provides private off-road parking for three cars — a valuable asset in this central location.
A paved side path leads independently to the rear garden, a private, low-maintenance gravelled space with a laurel hedge providing a natural boundary and a real sense of seclusion.

Parking
Off road parking for 3 vehicles

Location
Situated on Bryn Salem in the centre of Llanfairpwll, the property is ideally placed for everyday conveniences — the local Co-op is moments away, and excellent road links provide easy onward travel toward Holyhead and the wider Isle of Anglesey.

Exact Location
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Agents notes
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The property is of standard construction under a tiled roof.
Two new windows to bedroom and kitchen installed in 2024.

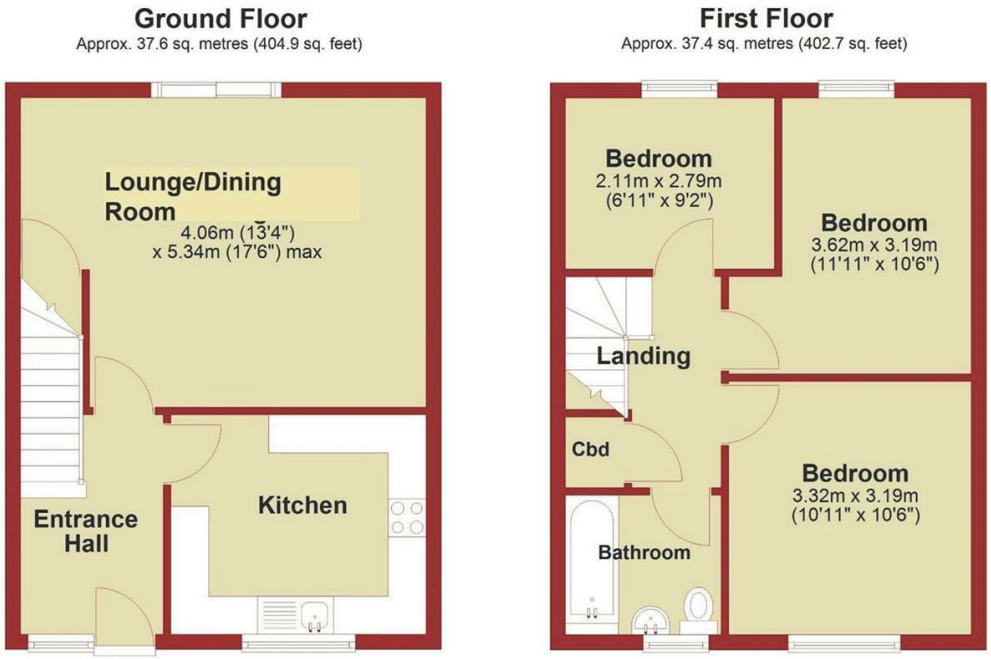
Broadband Up To 648 Mbps





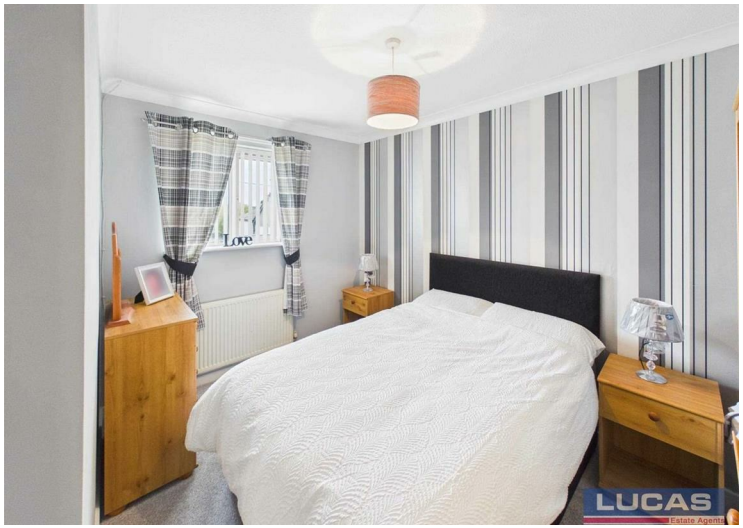


Floorplan 1

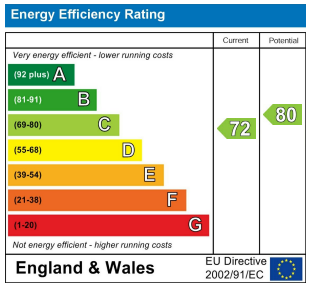


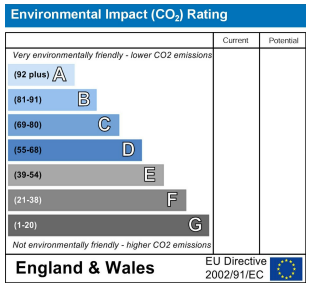
Total area: approx. 75.0 sq. metres (807.5 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.









LUCAS & CO

ESTATE AGENTS

22 High Street, Menai Bridge,
Isle of Anglesey, LL59 5EE

Contact

01248 714567

menai@lucasestateagents.com

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.

Local Authority
Council Tax Band **C**
EPC Rating **C**