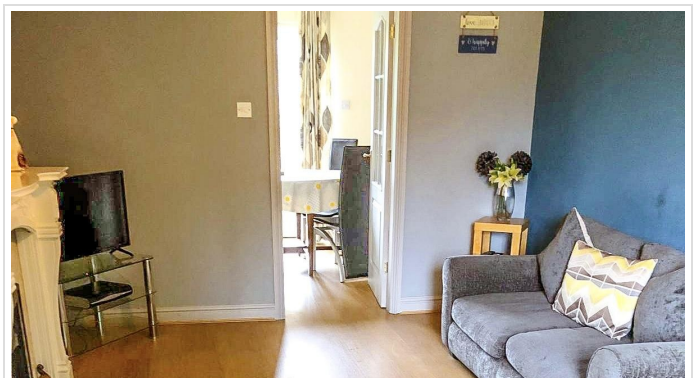


## 4 Bed Semi-Detached In Bro Ednyfed , Llangefni, LL77 7WA

£280,000





## SHORT DESCRIPTION

Property Ref: 14947 4 Bedroom Semi Detached Executive Family Home – Bro Ednyfed Estate, Llangefni Tenure: Freehold Property Overview Situated on the highly sought-after Bro Ednyfed Estate in Llangefni, this beautifully presented four bedroom semi detached home offers a wonderful opportunity for families or professionals looking for a stylish and ready to move in property. The home is set in a private and popular residential area, offering both comfort and convenience. Key Features • Four generous bedrooms including a spacious master bedroom • Modern fitted kitchen with integrated appliances and dining area • Bright and welcoming lounge with patio doors opening to the rear garden • Contemporary family bathroom plus a convenient ground floor WC • Private enclosed rear garden ideal for families and entertaining • Driveway with ample off-road parking • Gas central heating and double glazing throughout • Immaculately presented and move in ready Location Bro Ednyfed Estate is one of Llangefni's most desirable addresses, known for its quiet and friendly community. The property is ideally placed close to local schools, shops, supermarkets, and leisure facilities. Excellent road links provide easy access to the A55, making commuting across Anglesey or to the mainland simple and efficient. Perfect For Families seeking a comfortable and secure home in a welcoming area, or professionals looking for a modern executive residence within easy reach of all amenities. Property Type: Semi-detached Full selling price: £280000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: D EPC rating: D Measurement:1280.91 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Terrace, Patio Parking: Garage, Driveway Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Tenanted -----

4

Bed Room(s)

3

Bath Room(s)

2

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	119 square metres

## Rules on letting this property

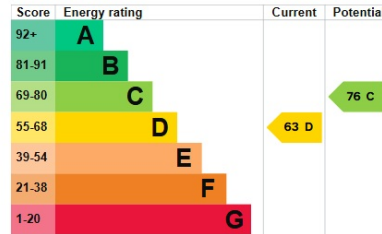
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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