

3 Bed Semi-Detached In Pencraig Talwrn Road, Llangefni, LL77 7LL £147,500





SHORT DESCRIPTION

Property Ref: 15636 3-Bedroom Semi-Detached | Pencraig, Llangefni Perfect for first-time buyers and young families, this attractive three-bedroom semi-detached home in the sought-after Pencraig area of Llangefni offers modern living, generous space, and a fantastic rear garden. Highlights: • 3 bright and well-sized bedrooms • 2 versatile reception rooms • Large private rear garden - perfect for entertaining and family life • Popular residential location close to schools and local amenities Step inside to a welcoming hallway leading to two spacious reception rooms, ideal for relaxing, dining, or working from home. Upstairs, three well-proportioned bedrooms and a family bathroom provide comfortable living for the whole household. Outside, the expansive rear garden is a true feature - offering space for children to play, summer BBQs, or potential landscaping. Set in a quiet yet convenient location, this property combines practicality with potential, making it an excellent step onto the property ladder. Don't miss this opportunity - viewing is highly recommended. Property Type: Semi-detached Full selling price: £147500.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: B Outside Space: Front Garden, Rear Garden Parking: Communal Heating Type: Gas central heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

3

Bed Room(s)

1

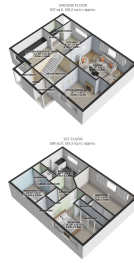
Bath Room(s)

2

Living Room(s)

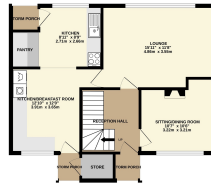
FLOOR PLAN

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

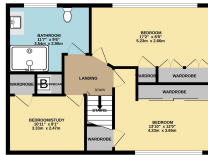


TOTAL FLOOR AREA: 1,227 sq. ft. (114.5 sq. m.) approx.

GROUND FLOOR
637 sq. ft. (59.2 sq. m.) approx.



FIRST FLOOR
590 sq. ft. (54.9 sq. m.) approx.



TOTAL FLOOR AREA: 1,227 sq. ft. (114.5 sq. m.) approx.

EPC GRAPH

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