

ON BEHALF OF THE FIXED CHARGE RECEIVER

4 Bedroom detached house

6 Ffordd Meillion, Llangristiolus,
Anglesey, LL62 5DQ

OIRO £410,000

Property Features

- 🏠 Detached House
- 📏 1,740 sq. ft.
- 📍 Location -
///mimic.defended.blip
- 🚿 2 bathrooms
- 🛏 4 bedrooms
- 🌳 Off street parking
and rear garden

CONTACTS

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LANDWOOD
GROUP





6 Ffordd Meillion, Llangristiolus, Anglesey, LL62 5DQ

DESCRIPTION

A well-proportioned four-bedroom detached home offering spacious accommodation, with scope to modernise and personalise.

The accommodation comprises two reception rooms, kitchen, utility room with access to the integral garage, WC and conservatory to the ground floor. To the first floor are four bedrooms, with the principal bedroom benefiting from an en-suite and access to a paved terrace, together with a separate family bathroom.

Externally, the property benefits from a front garden, driveway providing off-road parking for several vehicles and an integral garage. To the rear is a generous garden predominantly laid to lawn.

Settle into Your SURROUNDINGS

LOCATION

Llangristiolus is a small village situated in a rural location in central Anglesey.

The property is approximately 3 miles from Llangefni, which provides a range of amenities including supermarkets, shops, bars and restaurants. The area is well connected via the nearby A55 North Wales Expressway, providing access towards Holyhead and mainland North Wales.

Bodorgan railway station is approximately 4 miles away, providing rail services towards Holyhead and Chester, with onward connections available.



TENURE INFORMATION

The property is held by way of Freehold title CYM195752.

ACCOMMODATION

For room dimensions see attached floor plan.

OUTSIDE

Externally, the property benefits from a front garden and tarmacadam driveway providing off-road parking for several vehicles, together with an integral garage. To the rear is a generous garden, predominantly laid to lawn.

EPC

Energy Asset rating is D.

Council Tax

Band F - 1 April 2026 to 31 March 2027 - payable £3,266.

PRICE

Offers in the region of £410,000.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

VIRTUAL TOUR

<https://panohost.co.uk/tours/6ac4927b7e4824c49a056706>



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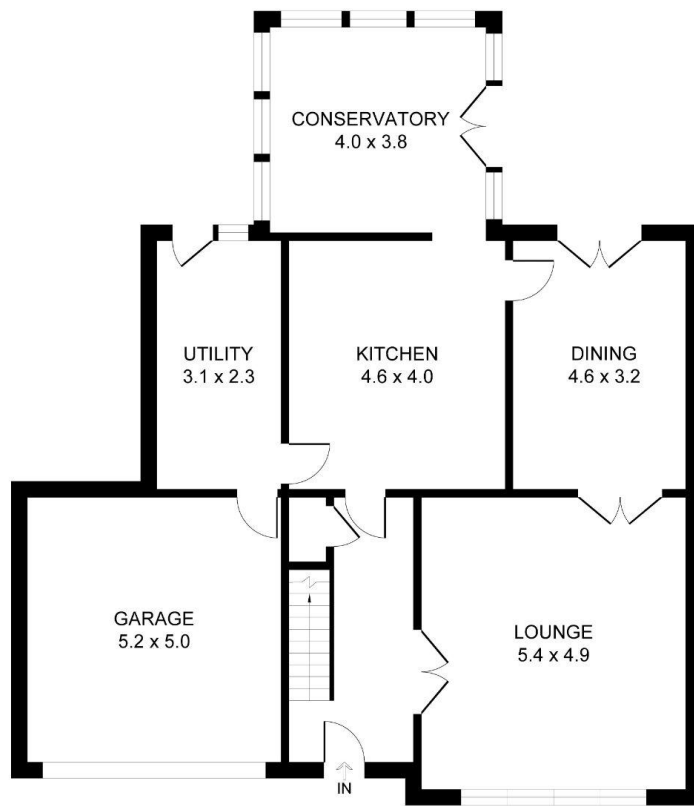
JAMES ASHWORTH

Partner

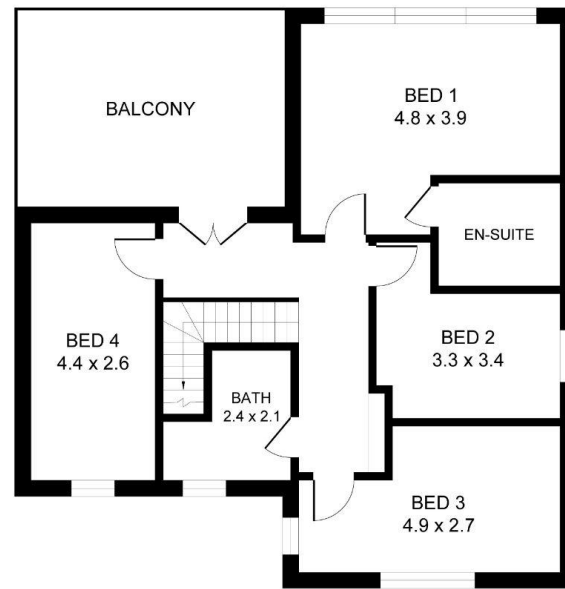
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Ground Floor



First Floor