



4 Maes Awel Llandegfan LL59 5TF  
 Freehold Detached Bungalow  
 £375,000

- Well Appointed Extended Detached Bungalow Located On A Very Sought After Residential Estate On The Outskirts Of The Village
- 2/3 Bedrooms/1 Bathroom/2/3 Receptions
- Viewing Both Internally & Externally Is Highly Recommended.
- Glimpses Of The Menai Strait With Off-Road Parking & Link Detached Garage
- Occupies Generous Private Landscaped Grounds, Boasting Stunning Views Of The Eryri (Snowdonia) Mountain Range From The Upper Floor
- Well Proportioned Accommodation Throughout And Also Benefits From Having No Onward Chain.
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired
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## Property Summary

A Very Well Appointed Extended Detached Bungalow Located On A Very Sought After Residential Estate On The Outskirts Of The Village Of Llandegfan & Conveniently Situated Off Lon Ganol, Tucked Away In A Quiet Cul-De-Sac. The Property Offers Well Proportioned Accommodation Throughout And Also Benefits From Having No Onward Chain. The Bungalow Occupies Generous Private Landscaped Grounds, Boasting Stunning Views Of The Eryri (Snowdonia) Mountain Range From The Upper Floor Level Together With Glimpses Of The Menai Strait With Off-Road Parking & Link Detached Garage. Viewing Both Internally & Externally Is Highly Recommended.

The Property Is Located In The Village Of Llandegfan & A Short Distance Of The Local Primary School, Bus Stop And Convenience Store. The Property Is Easily Accessible To The Towns Of Beaumaris & Menai Bridge With Onward Links To Bangor, Holyhead, Chester & London, Whilst The A55 Expressway Is Also Easily Accessible For Commuting Into The University City Of Bangor And Across The Entire Island Of Anglesey.

The accommodation benefits from gas central heating and double glazing and briefly comprises front door into an L shaped entrance hallway with recessed lighting, low maintenance floor covering, access to a very spacious loft via a Slingsby style ladder with light point, doors leading off into a landing area to the kitchen dining room, sitting room/bedroom 3 and lounge briefly comprising the kitchen with base and wall storage cupboards in a high gloss finish, together with an island with drawer packs with complementary solid wood work surfaces, space for free standing fridge and freezer, eye level integrated oven with combination microwave oven, extra wide gas hob with slimline chimney style extractor above, stainless steel sink with mixer tap, complementary wall tiling, low maintenance floor covering, recessed lighting, coved ceiling, windows to both front and side aspects and opening through into the dining room with low maintenance flooring, built in storage cupboards with concertina doors, window to side aspect and coved ceiling.

Continuing off the landing area are steps leading down into a spacious lounge with recessed lighting, low maintenance flooring, wood burning/multi fuel stove set on tiled hearth, window to rear aspect and French door leading out onto the block paved rear gardens with adjacent bifold doors and floor to ceiling windows to rear aspect. Continuing off the landing area are steps leading up to a sitting room/bedroom 3/office with track lighting, low maintenance flooring, two Velux windows and window to rear aspect overlooking the gardens and boasting super views of the Eryri (Snowdonia) mountain range together with glimpses of the Menai strait.

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Leading off from the inner hallway are doors off into bedroom 1 en suite dressing room briefly comprising dressing room area with solid wood flooring, bank of fitted wardrobes with storage and hanging space, window to front aspect, recessed lighting and an arched opening into the bedroom with solid wood flooring, recessed lighting, built in corner cupboards and window to front aspect, bedroom 2 with window to rear aspect and completing the accommodation is the contemporary style bathroom suite briefly comprising shower cubicle with mains shower, pedestal wash hand basin, low flush Wc, heated towel rail, recessed lighting, extractor fan, complementary wall tiling, low maintenance flooring and frosted window to rear aspect.

#### Externally

Driveway with ample off-road parking expanding to the front of the bungalow with a blocked paved area providing further parking if required together with established flower beds with timber fence bordering the boundary leading onward to a link detached garage with power and lighting and useful sink with glazed door leading to the rear gardens. A timber gate adjoining the garage leads to a useful external storage area with opening leading to the rear garden area and to the right side of the property is a timber garden shed and a secondary timber gate leads to the side garden area with log stores area with a path leading to the rear of the property.

The rear garden provides ample space for relaxing in and is mainly block paved and includes a raised bed, greenhouse, small rockery area along with a slated area incorporating a timer gazebo and provides a degree of privacy with timber fence panelling bordering the perimeter.

#### Location

This detached property is on the outskirts of the popular residential village of Llandegfan, situated within minutes of the main A545 which links Menai Bridge with Beaumaris and the Isle of Anglesey. The village has a general store and primary school with a wider range of amenities available in Menai Bridge including a comprehensive school and Waitrose supermarket. The excellent road links nearby give easy access to the main A55 Expressway and if you like sailing or walking, Eryri (Snowdonia) and the whole of the North Wales coast on your doorstep.

Council Tax Band D £1949.67 2024/2025

#### Exact Location

what3words ///fortnight.political.aware

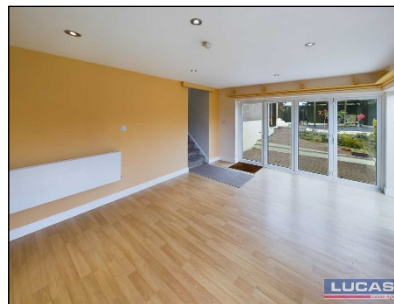
<https://what3words.com/ways-to-use>

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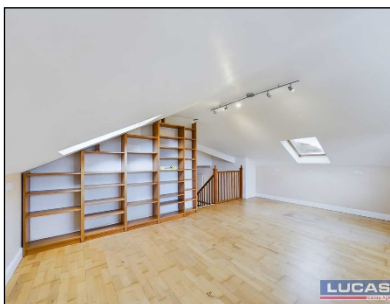
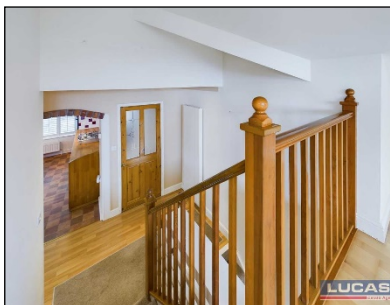
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers


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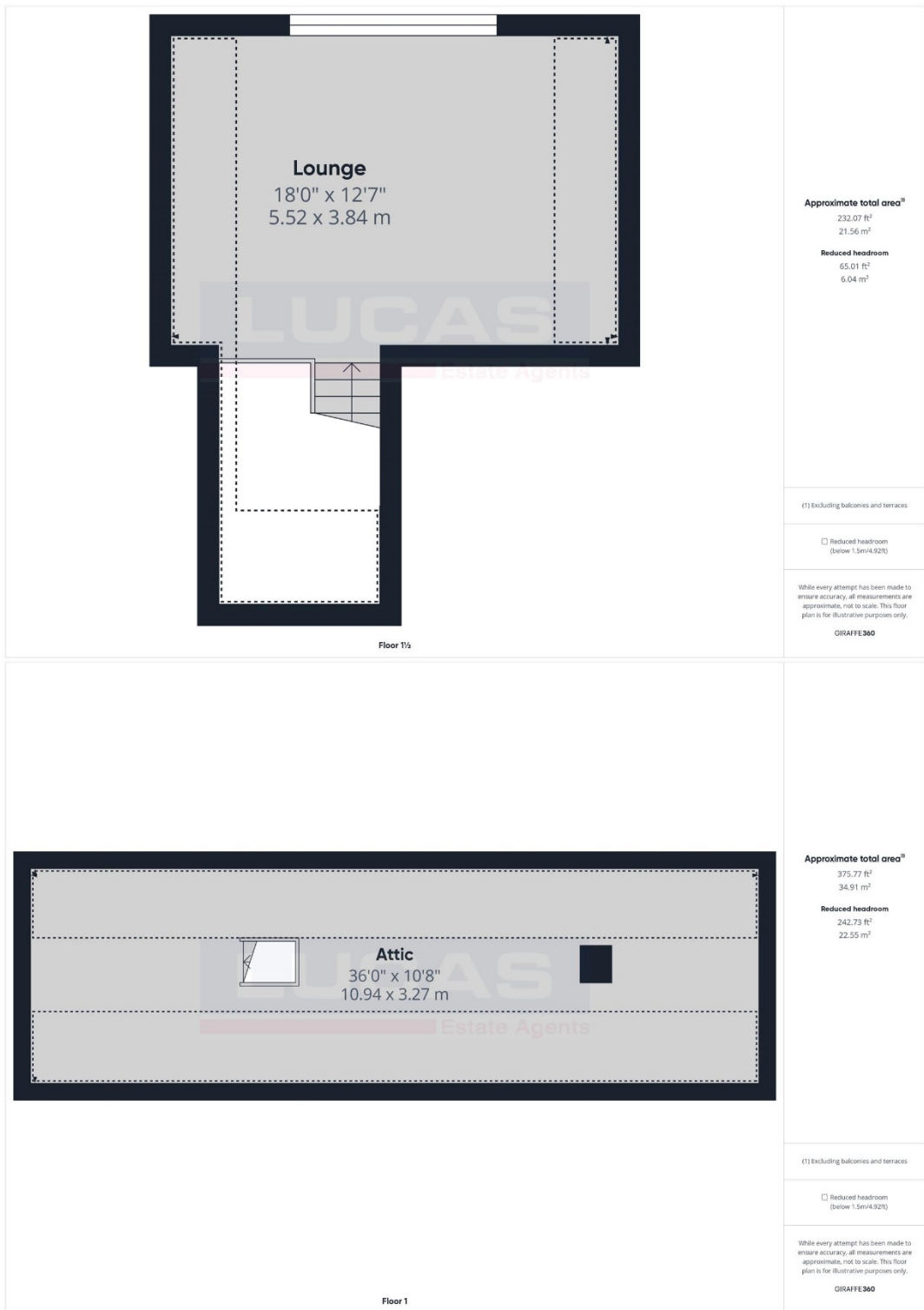
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<https://find-energy-certificate.service.gov.uk/energy-certificate/2015-2821-1051-7811-7272>



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