Tel: 01248 714567
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1 Maes Y Ffynnon Llandegfan LL59 5PS
Freehold Detached Bungalow
£310,000

- Spacious & Extended Well Presented Detached Bungalow Located In The Desirable Hamlet Of Old Llandegfan- Chain Free
- 3 Bedrooms/1 Bathroom/1 Reception
- Modern Kitchen/Diner, Bright Lounge With Wood-Burning Stove, Three Double Bedrooms, Spacious Family Bathroom Suite
- Generous Gardens, Garage Storage, Dual Access With Off Road Parking On Drive, External Studio/Gym Room
- Slingsby Style Access To A Large Boarded Attic Space
- EPC D; Council Tax Band C £1871.84 2025/2026; Broadband Up To 502 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Oil Fired & Solar Panels

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Property Summary

A Spacious & Extended Well Presented Detached Bungalow With Generous Gardens, Modern Kitchen/Diner, Bright Lounge With Wood-Burning Stove, Three Double Bedrooms, Spacious Family Bathroom Suite, Slingsby Style Access To A Large Boarded Attic Space, Versatile Bonus Rooms, Together With Dual Vehicular Access, Greenhouse, Raised Beds, And Multiple Seating Areas For Gardening And Outdoor Living Located In The Desirable Hamlet Of Old Llandegfan. The Property Also Benefits From Oil Fired Central Heating And Double Glazing Along With A Solar Panel Water Heating System And Comes With The Added Benefit Of No Onward Chain.

Summary Of Benefits

- Spacious open plan kitchen/diner with modern units, wooden worktops, feature lighting, and dual aspect windows.
- Bright, welcoming lounge with a wood burning stove and large picture window.
- Three well-proportioned double bedrooms.
- Large bathroom with claw-foot bathtub, walk in shower, and period-style fittings.
- Additional versatile spaces including a studio/gym room, office/walk in dressing room, and inner hallways for storage.
- Generous plot with two defined garden zones: a lawned garden and a large, paved patio/entertaining area.
- Greenhouse, raised beds, and multiple seating areas for gardening and outdoor living.
- Laundry/utility room with external access ideal as a boot room or dog room.
- Attached single garage.
- Peaceful residential position with excellent natural light throughout.

Suitable For

- Downsizers who want single level living but still need generous space.
- Families seeking a flexible floor plan and private gardens.
- Home-workers needing multiple office/hobby rooms.
- Gardening enthusiasts who value outdoor space, raised beds, and a greenhouse.

Kitchen / Diner

At the heart of the home is the impressive open-plan kitchen/diner. Contemporary cabinetry, wooden worktops, and a range-style cooker create a warm, social cooking space. Large dual-aspect windows and pendant lighting make this a bright and inviting area for everyday meals or entertaining. The room flows naturally into the rest of the house and has direct access to the utility/boot room.

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Utility / Boot Room
A practical and light-filled space with ample countertop area, plumbing for laundry appliances, storage, and direct access to the garden—ideal for muddy boots, pets, or gardening tools.

Lounge
The welcoming lounge features a wood-burning stove set into a stone hearth and a wide picture window overlooking the front garden. With wooden flooring and neutral décor, it provides a cosy yet spacious area to relax.

Bedrooms
The property benefits from three generously sized double bedrooms, each with excellent natural light and comfortable proportions. Bedroom 1 includes convenient access to the walk in dressing room/home office.

Bathroom
A standout feature of the home, the large bathroom combines classic style with modern comfort. It includes a claw-foot roll-top bathtub, separate walk-in shower, traditional-style sanitary ware, and attractive wood flooring.

Additional Rooms

• External Studio/Gym Room – A flexible space ideal for fitness, hobbies, or a second home office.
• Walk In Dressing Room / Office – Perfect for storage, working from home, or a dedicated dressing area.
• Garage – Useful for storage

Outdoor Space
The gardens are a true highlight. To one side, a beautifully landscaped paved terrace offers superb entertaining and seating areas, complete with raised beds, feature planting, and a greenhouse—ideal for keen gardeners. To the other side, a private lawned garden is framed by mature shrubs and trees, creating a peaceful retreat. There is off road parking on the drive to the front together with a separate double gated access for separate vehicular access.

Location
Located in the sought after village of Old Llandegfan, being within easy reach of the village store and primary school in neighbouring Llandegfan along with easy onward access to Beaumaris, Menai Bridge, Pentraeth & Benllech and offering delightful countryside walks and pleasant views over open fields.

Agents Notes

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The property is of standard construction under a tiled roof.
Solar panels for water heating system

Council Tax Band C £1871.84 2025/2026
Broadband Up To 502 Mbps

Exact Location
what3words ///bonkers.hips.sunbeam

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
Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors, and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT.

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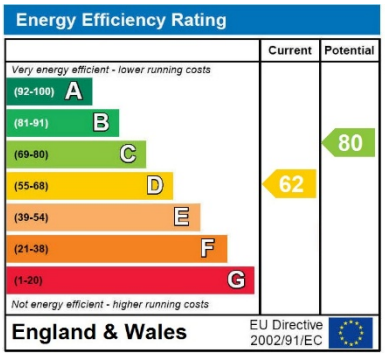

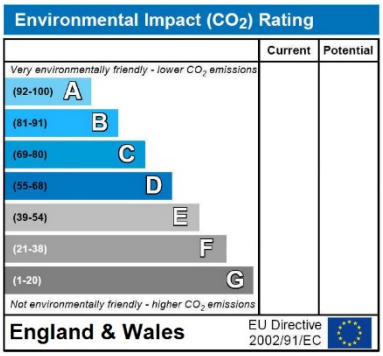

https://find-energy-certificate.service.gov.uk/energy-certificate/5227-2325-8200-0829-6272

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Approximate total area(1)
1157 ft²
107.4 m²

Balconies and terraces
186 ft²
17.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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