



1 Maes Y Ffynnon

Llandegfan, LL59 5PS

- Spacious & Extended Well Presented Detached Bungalow- Chain Free
- Broadband Up To 502 Mbps
- Well Presented Throughout
- Generous Gardens, Garage Storage, Dual Access With Off Road Parking
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Oil Fired & Solar Panels





A spacious, extended and very well presented detached 3 bedroom bungalow with generous garden situated on the quiet cul-de-sac of Maes Y Ffynnon

Kitchen / Diner

At the heart of the home is the impressive open-plan kitchen/diner. Contemporary cabinetry, wooden worktops, and a range-style cooker.

Large dual-aspect windows and pendant lighting make this a bright and inviting area.

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.

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

Spacious bathroom combines classic style with modern comfort, including roll-top bathtub, separate walk-in shower, traditional-style sanitary ware, and attractive wood flooring.



Outdoor Space

To one side, a beautifully landscaped paved terrace offers superb entertaining and seating areas, complete with raised beds, feature planting, and greenhouse.

To the other side, a private lawned garden is framed by mature shrubs and trees,

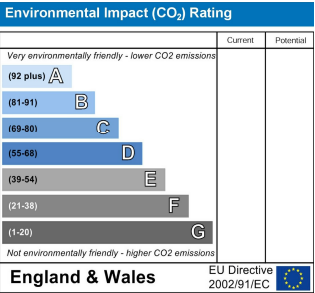
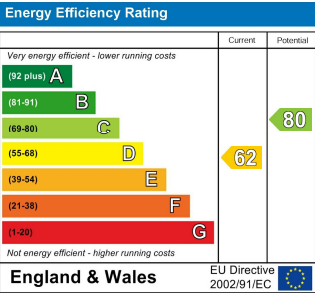
Off road parking on the drive to the front together with a separate double gated access for separate vehicular access.

Location

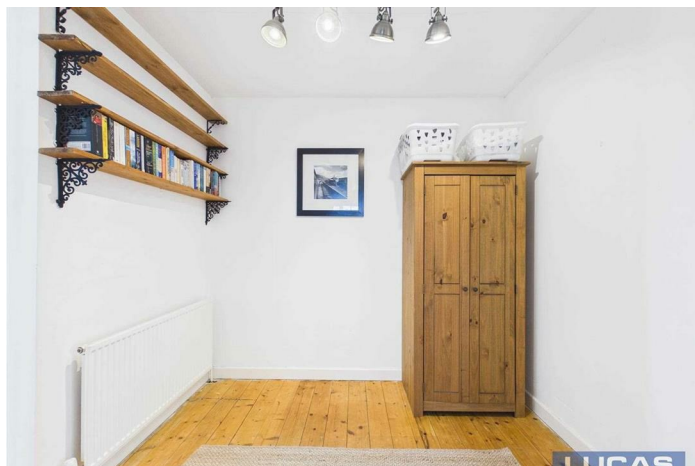
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Local Authority
Council Tax Band C
EPC Rating D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.