



£299,950
Freehold

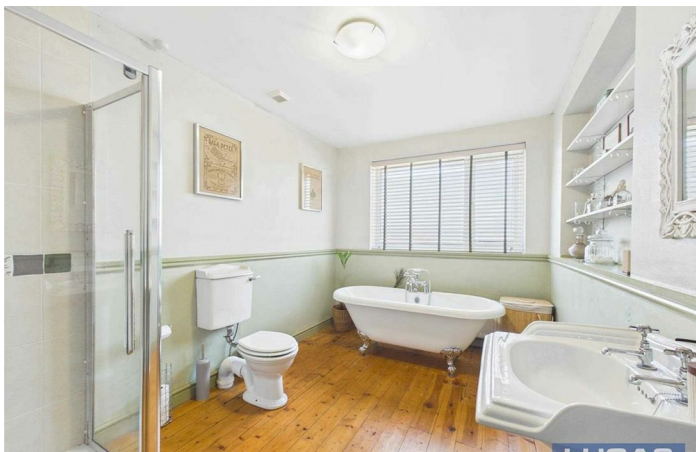
LUCAS & Co
Estate Agents

1 Maes Y Ffynnon

Old Llandegfan, Menai Bridge, LL59 5PS

- No Onward Chain
- Two Distinct Gardens: Landscaped Sun Terrace with Raised Beds, Greenhouse, & Private Lawn
- Solar Panels Owned Outright
- Ultra Fast Broadband up to 502 Mbps-Well Suited For Working From Home
- Wood-Burning Stove Set into a Stone Hearth in Lounge
- Spacious & Extended Well Presented Detached Bungalow
- Mains Electric, Water & Drains, Central Heating Oil Fired & Solar Panels
- Quiet Semi Rural Village Location-yet Conveniently Placed for Menai Bridge and Surrounding Areas
- Garage Storage, Dual Access With Off Road Parking





An extended and beautifully presented three-bedroom detached bungalow, offered with no onward chain, occupying a quiet cul-de-sac position in the sought-after hamlet of Old Llandegfan. Larger than most bungalows of its type in the village, the accommodation extends to approximately 1157 sq ft and has been thoughtfully extended and improved by the current owner.

Kitchen/Diner

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.

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

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.

Gardens & Parking

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.

Useful for a boat, caravan, motorhome or trailer, and uncommon at this level of the market. Garage storage is also provided.

Services & Running costs

Solar panels, owned outright with no roof lease or third-party agreement. Oil-fired central heating. Mains electricity, water and drainage. Broadband available to 502 Mbps. EPC rating D. Council Tax Band C.



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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



Located in the sought after village of Old Llandegfan, with bus connections and being within easy reach of the village store and primary school in neighbouring Llandegfan. Old Llandegfan is a quiet residential hamlet on the south-east coast of Anglesey, set back from the Menai Strait. Menai Bridge lies approximately 2 miles away, with the historic town of Beaumaris around 2 miles and the city of Bangor a short drive across the Strait — placing Ysbyty Gwynedd, Bangor University and the A55 expressway within easy reach. The village itself has a primary school and shop, and the Anglesey Coastal Path, Baron Hill golf course and the mountains of Eryri are all close by.

what3words: ///bonkers.hips.sunbeam



Local Authority
Council Tax Band C
EPC Rating D



Lucas & Co Estate Agents

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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.