

Town & Country

Estate & Letting Agents

Llanfynydd, Wrexham

£495,000



A beautifully presented three-bedroom detached bungalow set within a generous plot in the rural hamlet of Llanfynydd, enjoying stunning countryside views. The property offers spacious accommodation including a living room with log burner, conservatory, dining room, kitchen and utility room, together with three double bedrooms, an ensuite and family bathroom. Externally there is extensive gravel parking, detached garage, gardens and useful outbuildings.

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DESCRIPTION

Situated within this beautiful rural hamlet and enjoying stunning views across open fields and surrounding countryside, this beautifully presented, light and spacious detached bungalow occupies a generous plot and must be viewed to be fully appreciated. Benefiting from underfloor heating throughout and uPVC double glazing, the accommodation comprises an inviting entrance hall with engineered oak flooring, cloakroom WC, spacious living room with feature fireplace and log burner, conservatory, dining room and a kitchen fitted with light woodgrain units with access to a separate utility room. An inner hallway provides access to a spacious four-piece bathroom suite and three double bedrooms, the principal bedroom enjoying ensuite facilities. Externally, the property is approached via double iron gates opening to extensive gravel parking and turning space, with lawned and shrub gardens to the front and side. Double timber gates provide access to additional parking, the detached garage and side garden, which is predominantly lawned and includes two outbuildings and an external WC, enclosed by low fencing and hedging to preserve the stunning views.



LOCATION

The property is located in the picturesque rural village of Llanfynydd, surrounded by open countryside and rolling hills while still offering convenient access to nearby towns. The village provides a peaceful rural setting with a strong sense of community and local amenities including a village shop, primary school and public house. The larger centres of Wrexham and Mold are within easy driving distance, offering a wider range of shopping, leisure facilities and transport links, making the location ideal for those seeking rural living with accessible commuter connections.



ENTRANCE HALL

14'8 x 5'6

The property is entered through a composite uPVC double-glazed front door opening into a welcoming entrance hall with engineered light oak flooring and underfloor heating. The ceiling is coved and light oak glazed doors lead to the inner hallway, kitchen and dining room, while additional light oak doors open to the cloakroom WC and living room.

CLOAKROOM WC

7'10 x 5'2

Fitted with a light oak-style vanity unit with glass countertop-mounted wash hand basin and black mixer tap, together with a dual-flush low-level WC. The walls are partially tiled, and the room includes an opaque rear-facing window, wall-mounted extractor fan, and recessed ceiling downlights.



DINING ROOM

13'4 x 8'5

Featuring engineered light oak flooring with underfloor heating, a coved ceiling, and a window overlooking the front elevation.



LIVING ROOM

17'4 x 13'6

A spacious reception room with a large window to the front elevation beautifully framing views across the surrounding fields and hills. The room benefits from underfloor heating, a large open thoroughway to the kitchen, and uPVC double-glazed French doors opening to the conservatory. The focal point of the room is a feature fireplace with slate hearth, cast iron log burner and oak mantel.



CONSERVATORY

12'6 x 11'

Constructed on a low brick wall with uPVC double-glazed framing, the conservatory features ceramic tiled flooring with underfloor heating and an integrated ceiling fan light. French doors open onto the rear garden.



KITCHEN

17'6 x 9'6

Fitted with a range of light woodgrain-effect wall, base and drawer units, complemented by a display cabinet and stainless steel handles. Ample work surface space incorporates a resin one-and-a-half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven and hob with extractor hood above, with space and plumbing for a dishwasher. The room also benefits from recessed ceiling downlights, a window overlooking the side garden, and a uPVC double-glazed door opening to the rear of the property. A light oak door leads to the utility room.



UTILITY ROOM

9'2 x 7'10

Continuing the ceramic tiled flooring from the kitchen, the utility room features a shaker-style base unit with woodgrain-effect work surface incorporating a stainless steel single bowl sink unit with mixer tap and tiled splashback. Below the work surface there is space for a tumble dryer and plumbing for a washing machine. The room also houses a floor-mounted oil boiler, along with a rear-facing window, extractor fan, and recessed ceiling downlights.

INNER HALLWAY

With a continuation of the engineered oak flooring and underfloor heating, the inner hallway includes recessed ceiling downlights, a double-door storage/cloak cupboard, and internal doors leading to the family bathroom and three bedrooms, the principal bedroom benefiting from ensuite facilities.



BATHROOM

8'2 x 7'5

Fitted with a four-piece suite comprising a corner panelled bath with mixer tap, corner shower enclosure with wall-mounted thermostatic shower, low-level WC, and pedestal wash hand basin. The room features ceramic tiled flooring with underfloor heating, partially tiled walls, a chrome heated towel rail, extractor fan, opaque rear-facing window, and recessed ceiling downlights.



BEDROOM ONE

13'8 x 10'10

A generous double bedroom with window overlooking the front elevation, once again framing those beautiful countryside views. The room benefits from underfloor heating and a door leading to the ensuite shower room.



ENSUITE / WET ROOM

7'6 x 5'6

Fitted with a ceramic tiled floor, wall-mounted thermostatic shower with glass screen, low-level WC, and vanity unit housing a wash hand basin with mixer tap. The walls are fully tiled, and the room also includes an extractor fan, opaque window to the side elevation, and recessed ceiling downlights.



BEDROOM TWO

13'8 x 9'3

A further double bedroom with underfloor heating and a window to the side elevation.



BEDROOM THREE

10'2 x 10'6

Another double bedroom with underfloor heating and a window to the front elevation enjoying countryside views.



EXTERNALLY

The property is approached through double iron gates opening onto ample gravel off-road parking and turning space for several vehicles. To the front are small lawned and shrub gardens, sleeper-planted borders and hedging, beyond which are beautiful views across the surrounding countryside and hills. Double timber gates open to further enclosed gardens and additional parking if required, leading to the detached garage, which is located to the right-hand side of the bungalow. The gardens to the right-hand side of the bungalow are predominantly laid to lawn with a paved patio area, low timber fencing and hedging to the front so as not to obstruct the views. Gravel pathways lead to two useful outbuildings and an external WC.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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	46	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC