



## 5 Maes Rhosyn, Towyn – LL22 9LJ

£285,000 Freehold

This impressive three bedroom detached bungalow offers spacious and versatile single level living and is available with no onward chain. A generous paved driveway provides ample off road parking, complemented by a low maintenance front garden and an attached garage for additional storage.

**SIMPLY ESTATES**

Inside, the property features bright and well proportioned living spaces, including a welcoming lounge and a light filled conservatory that opens onto the rear garden. The modern open plan kitchen is fitted with sleek units, integrated appliances and a central island, with a separate utility room adding further practicality.

All three bedrooms are generously sized, benefitting from large windows and built in storage. The contemporary bathroom is finished to a high standard with a walk in shower and stylish fittings.

Externally, the rear garden offers a spacious patio ideal for entertaining, a neat lawn and a pleasant outlook over open countryside. A fantastic bungalow combining modern comfort with an attractive setting.



- › Detached Bungalow
- › Three Spacious Bedrooms
- › Well Appointed Kitchen With Island
- › Modern Bathroom With Walk-in Shower
- › Conservatory With Garden Access
- › Generous Size Garage
- › Off-road Parking
- › Scenic Countryside Views



Council Tax band: D

Tenure: Freehold

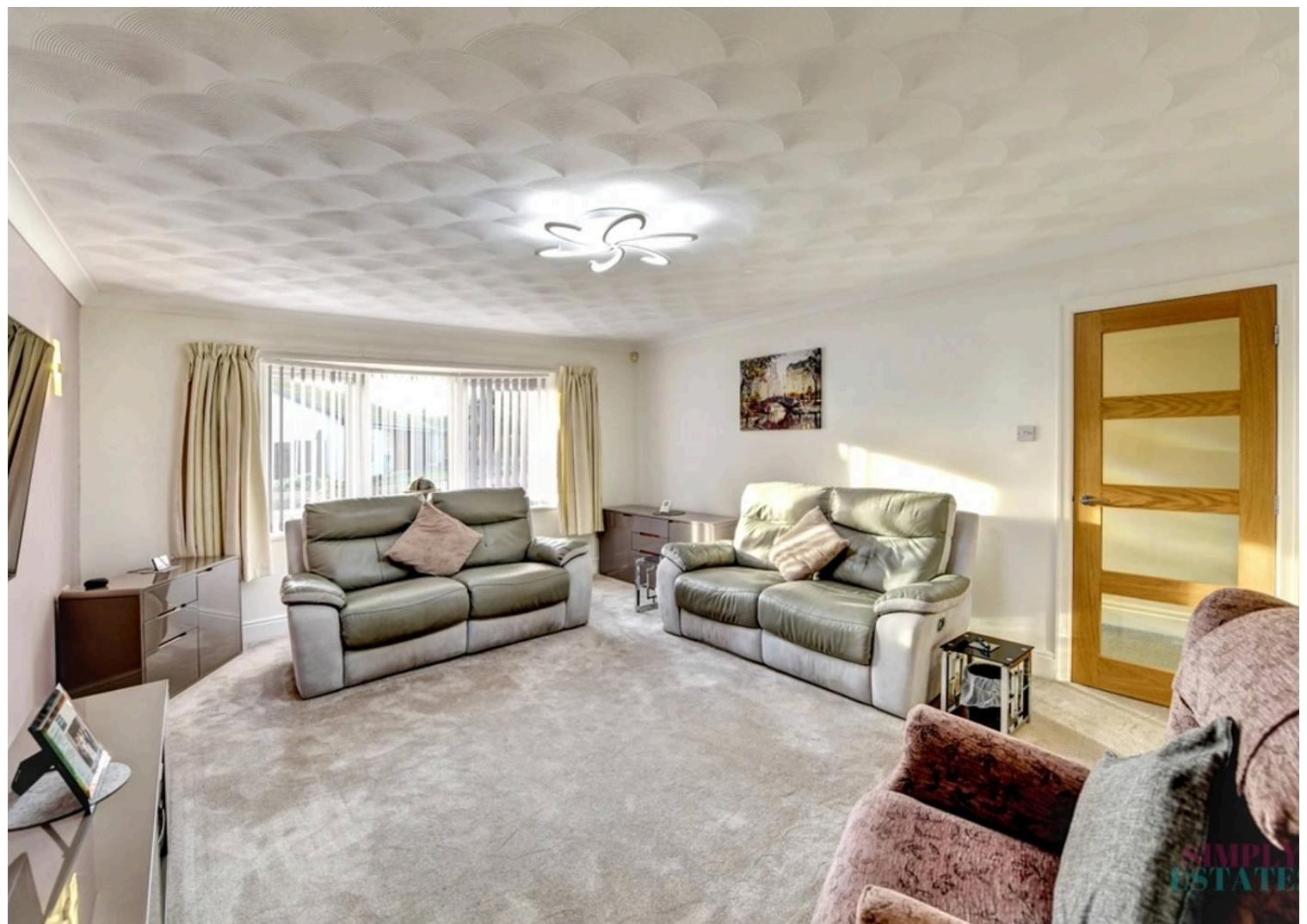
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



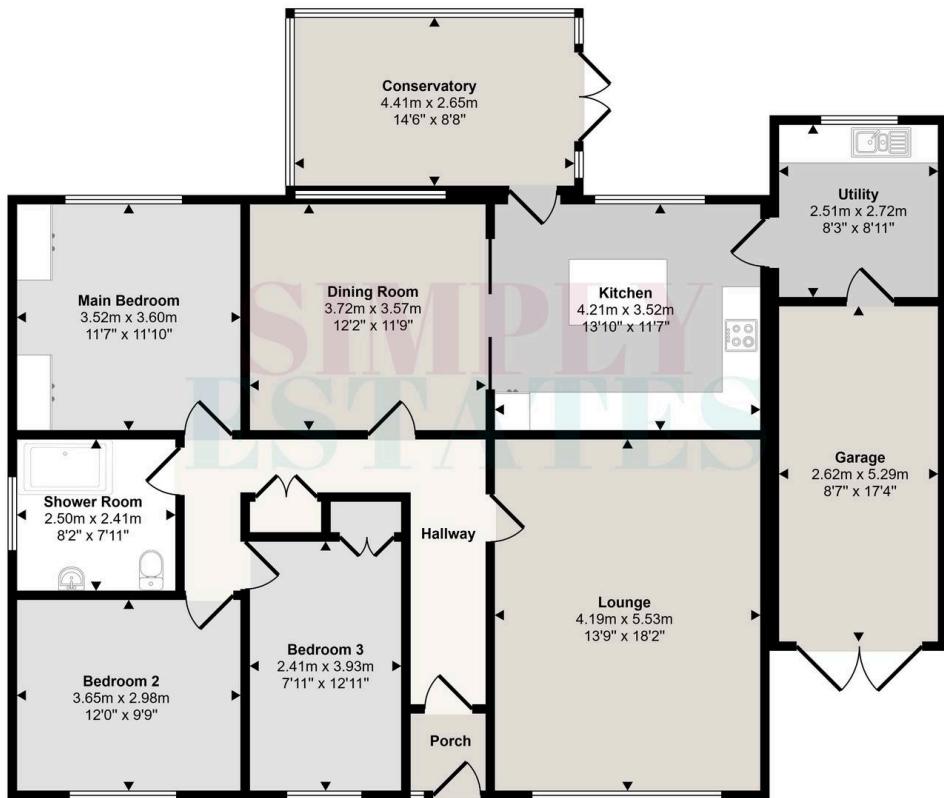


SIMPLY  
ESTATE



SIMPLY  
ESTATE

Approx Gross Internal Area  
146 sq m / 1568 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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