



## Gwynan Park

Dwygyfylchi, Penmaenmawr, LL34 6RR

**£265,000**



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## The Tour

Stepping into the reception area, you'll be pleasantly surprised at how spacious this lovely bungalow is. The first room you come to, and the largest in the house, is the fresh and airy living room. With plenty of natural light pouring in from the two windows and a cosy electric fire neatly built into the wall, this is a great place to relax. With enough space for a huge corner sofa and 4-seater dining table, you're not short on places to entertain within this clean and crisp living room.

Next up, the fitted kitchen is beautifully modern with granite countertops, hidden fridge, built-in wine cooler, and built-in oven with induction hob; all contributing to the seamless look and feel of the room. The neutral décor in here provides a sense of calm and tranquility as you look out into the rear garden through the double doors.

Looking out onto part of the rear garden, the primary bedroom comfortably fits a king sized bed, still with plenty of space for storage and a dressing area. The second bedroom is only slightly smaller than the first and can easily accommodate a double bed with wardrobes; both benefit from a soft

neutral carpet throughout.

The final room is just as immaculately presented as the rest of the house. This light and bright shower room boasts a large walk-in shower with screen, vanity basin and concealed cistern WC. The heated towel rail adds a touch of luxury to this well finished space with recently fitted wall and floor tiles.

## The Exterior

To the front of the property, a small lawned area is adjoined to the large driveway, long enough for two cars. Behind the driveway sits a single car detached garage – perfect for additional storage acting as an extension to your home. To the rear, a huge lawned garden offers plenty of opportunities for entertainment or simply relaxing in your own private haven. There is also a small patio area, very handy for those summer BBQ's!

## The Location

Located on the famed Wales Coastal Path (crosses Dwygyfylchi beside St Gwynan's Church), the quiet village of Dwygyfylchi sits on the northern-most tip of the Snowdonia National Park.

Sheltered by the two headlands, you're just a couple of minutes' drive from the A55 yet benefit

from sea and mountain views. Just 3 minutes' drive away, the closest beach of Penmaenmawr is a long sandy stretch with amazing views onto the Menai Straits, Puffin Island & Llandudno's Great Orme. The village itself has a bowling green, golf course, and local pub/restaurant.

### **Hallway**

### **Living Room**

20'8" x 13'1" (6.30m x 4.00m)

### **Kitchen**

11'5" x 9'10" (3.50m x 3.00m)

### **Bathroom**

### **Bedroom One**

13'6" x 10'11" (4.14m x 3.35m)

### **Bedroom Two**

9'10" x 9'2" (3.01m x 2.80m)



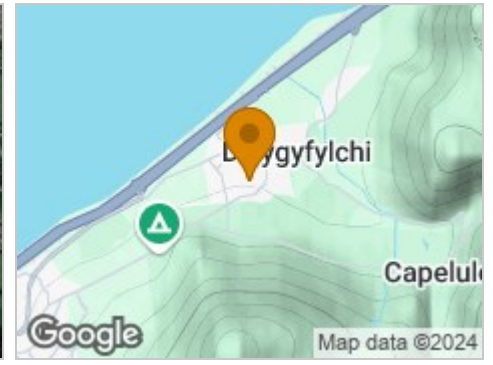
## Road Map



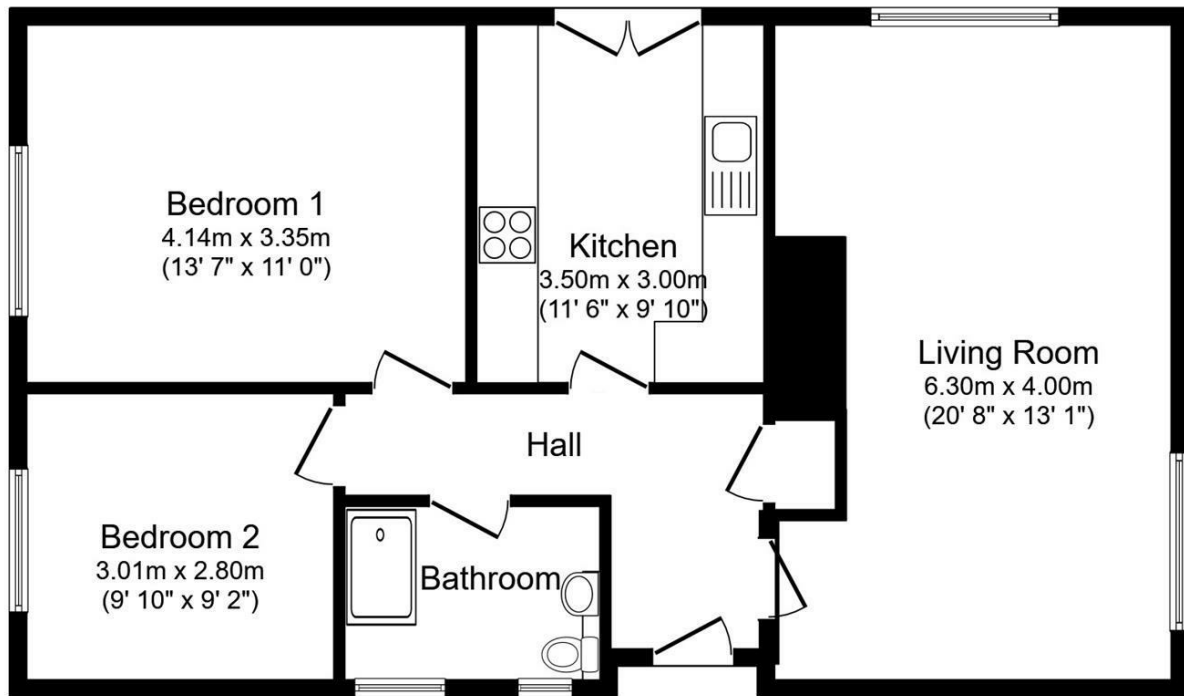
## Hybrid Map



## Terrain Map



## Floor Plan



### Floor Plan

Floor area 71.0 m<sup>2</sup> (765 sq.ft.)

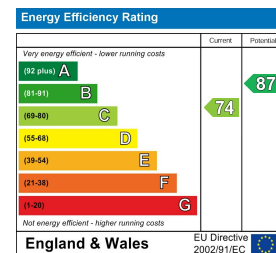
TOTAL: 71.0 m<sup>2</sup> (765 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Viewing

Please contact our Idris Head Office Office on 01745 630322 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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