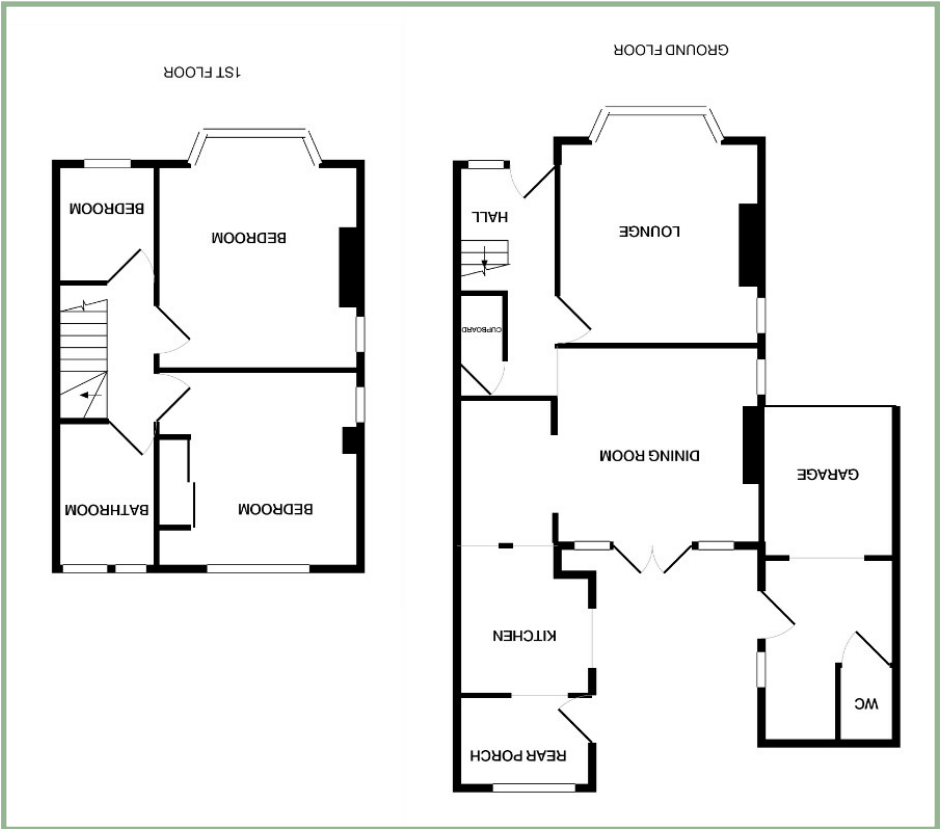


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		68 D	81 B

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK



Three Bedroom Semi-Detached Home Enjoying Superb Views

Description

An extended three bedroom semi-detached home enjoying superb views from every window over the sea, Puffin Island, the Gt. Orme and the mountains, and not forgetting the stunning sunsets!

The property is situated for easy access to the A55, primary schools, shops and great mountain walks.

The accommodation comprises: Open porch, hallway, lounge with feature fireplace, dining room with access into a breakfast area, kitchen and utility/rear porch.

To the first floor: Landing with access to the part boarded loft which has a loft ladder, two double bedrooms, one of which has fitted mirrored wardrobes and a single bedroom and four piece bathroom. Upvc double glazing and gas fired Worcester combination boiler (located in the garage).

To the outside there is driveway parking, garage with power, light and w.c. the rear garden is laid for low maintenance with a flagged patio, area laid to stone chippings and a timber and glazed summer house, fence boundaries.

- ✓ EXTENDED THREE BEDROOM SEMI-DETACHED HOME
- ✓ ENJOYS SUPERB VIEWS
- ✓ LOCATED FOR EASY ACCESS TO THE A55, PRIMARY SCHOOL & MOUNTAIN WALKS
- ✓ NO CHAIN

Hall

13' 6" x 5' 11" 4.11m x 1.80m

Lounge

13' 2" x 11' 11" 4.01m x 3.63m



Dining Room

11' 10" x 11' 10" 3.60m x 3.60m



Breakfast Room

8' 8" x 5' 11" 2.64m x 1.80m

Kitchen

8' x 7' 10" 2.43m x 2.39m



Utility Room

7' 5" x 4' 10" 2.26m x 1.47m

Bedroom One

13' 11" x 12' 4.24m x 3.66m



Bedroom Two

11' 11" x 11' 10" 3.63m x 3.60m

Bedroom Three

6' 11" x 5' 10" 2.11m x 1.78m

Bathroom

8' 9" x 5' 10" 2.66m x 1.78m

Garage

19' 8" x 8' 1" 6.00m x 2.46m

Summer House

9' 6" x 8' 1" 2.89m x 2.46m

Location

Dwygyfylchi village is situated at the bottom of the Sychnant Pass on the edge of the Snowdonia National Park. Located close to the main A55 Expressway which facilitates travel throughout North Wales. The village is located between the major towns of Llandudno and Bangor, and benefits from the improvements in travel with the tunnel by-pass at Conwy which lies approximately four miles distant.

Directions

Turn left out of the Conwy Office, proceed onto the A55 west bound, first exit signposted Dwygyfylchi, proceed through the village, turn left onto Gogarth Avenue where number 30 can be found.

Council Tax Band: D (provided on www.voa.gov.uk)

Energy Efficiency Rating: D

3 Bedroom Semi-Detached House

30 GOGARTH AVENUE
DWYGYFYLCHI
CONWY
LL34 6PY

NO CHAIN

£250,000
REDUCED FROM £275,000

Reference Number: FP7178

Fletcher & Poole,
3 Lancaster Square,
Conwy, LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 583100
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

