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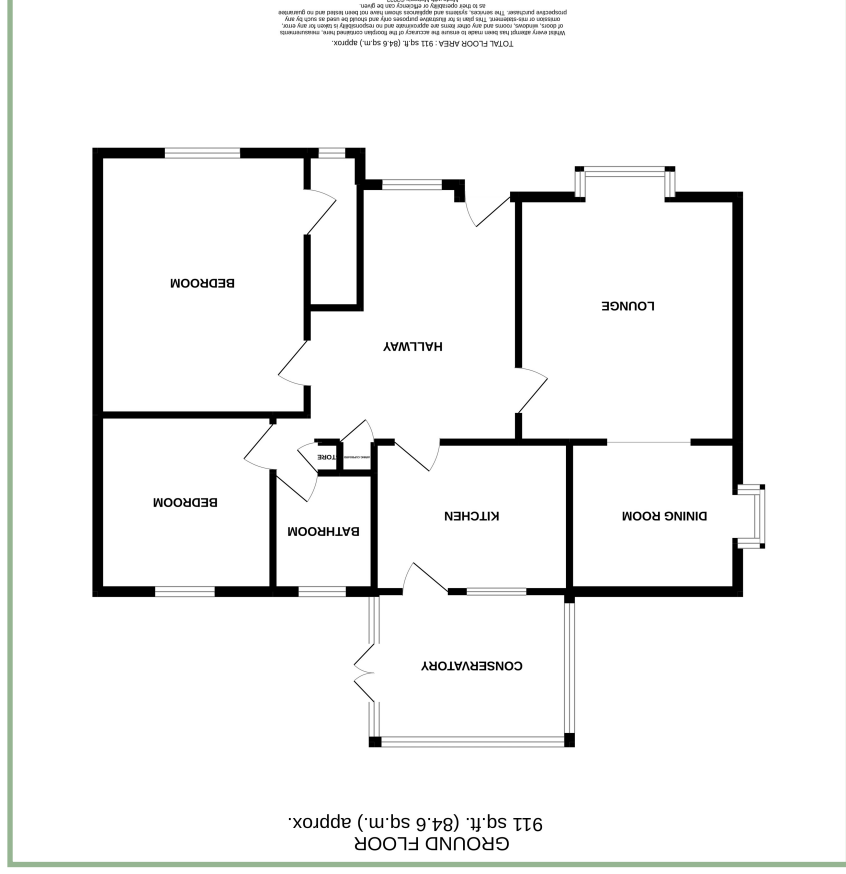
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Fletcher & Poole



Energy Efficiency Rating: TBC

Council Tax Band: E (provided on [www.voa.gov.uk](http://www.voa.gov.uk))



# Two/Three Bedroom Detached Bungalow Enjoying Far Reaching Views

## Description

Situated in a slightly elevated position on the outskirts of Conwy, yet within walking distance of the town centre, schools and transport links.

A two/three bedroom detached bungalow enjoying superb far reaching views over Conwy/Gyffin, the Carneddau mountains, the Vardre and the Gt. Orme.

This attractive bungalow was originally built as a three bedroom, however, was re-designed by the family who have owned the property since being built in approximately 1997.

The well planned accommodation comprises: Large entrance hall (was bedroom three) with airing cupboard and store cupboard, lounge with box bay window and archway through to the dining room which has a hatch through to the kitchen. Kitchen with double oven and gas hob, space and plumbing for a washing machine. Conservatory overlooking the rear garden. Master bedroom with en-suite shower room, a second double bedroom and bathroom. UPVC double glazing and gas fired Worcester combination boiler.

Outside there is driveway parking and garage with power and light. Good size lawned front garden with flagged seating areas. To the rear there is a flagged patio area, steps leading to the upper garden area which has well planted borders, large lawn area with timber summerhouse, and an open aspect overlooking fields to the rear and enjoying the superb views.

- ✓ ATTRACTIVE DETACHED TWO BEDROOM BUNGALOW WITH POTENTIAL TO CREATE A THIRD BEDROOM
- ✓ ENJOYS SUPERB FAR REACHING VIEWS OVER CONWY, GYFFIN, THE CARNEDDAU MOUNTAINS, THE VARDRE & THE GT. ORME
- ✓ LARGE PLOT WITH TIERED GARDEN
- ✓ SITUATED WITHIN WALKING DISTANCE TO THE SHOPS & CONWY TOWN
- ✓ CONSERVATORY TO REAR

## Hallway/Potential Bedroom Three

13' x 14' 11" 3.96m x 4.54m

## Lounge

15' 1" into bay x 12' 4.60m x 3.66m



## Dining Room

10' 7" into bay x 8' 2" 3.22m x 2.49m



## Kitchen

10' 10" x 8' 3" 3.30m x 2.51m



## Conservatory

12' 3" x 8' 4" 3.73m x 2.54m



## Bedroom One

14' 6" x 11' 7" 4.42m x 3.53m

## En-Suite Shower Room

8' 7" x 2' 9" 2.61m x 0.83m

## Bedroom Two

10' 10" x 9' 8" 3.30m x 2.94m

## Bathroom

6' 6" x 5' 8" 1.98m x 1.72m



## Garage

18' 2" x 9' 10" 5.54m x 3.00m

## Location

Parc Benarth is located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostelrys, schools, library and medical centres, busy harbour, marina and 18 hole golf course. It is also located a short distance from the edge of the Snowdonia National Park.

## Directions

From our Conwy office turn left, left onto Uppergate Street, through the arch, left onto St. Agnes Road. Proceed straight over at the crossroads onto Llanrwst Road, left onto Bryn Seiri Road, third right, left onto Park Benarth, continue to the far end where number 6 can be found.

## 2/3 Bedroom Detached Bungalow

6 PARC BENARTH  
CONWY  
LL32 8DL

**£339,950**

REDUCED FROM £359,950

Reference Number: FP7609

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:

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web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

