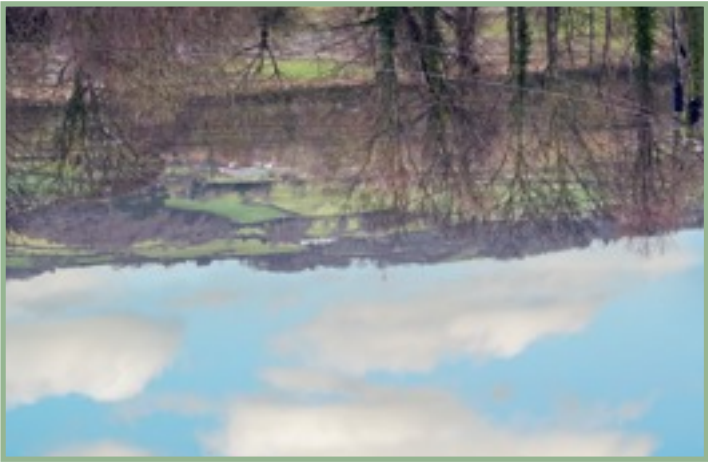
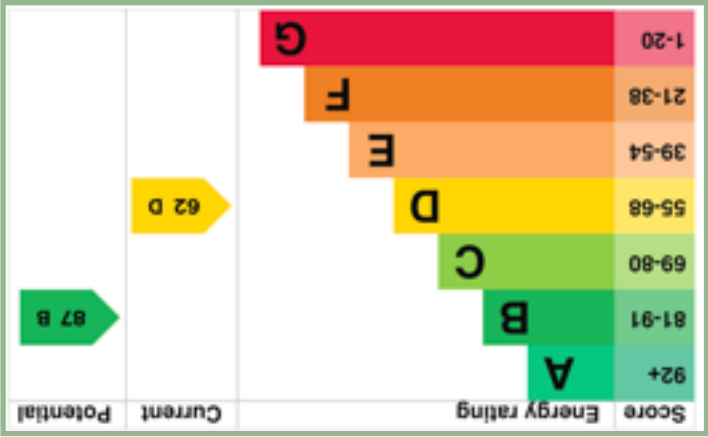


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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

www.fletcher&poole.com



Well Presented Three Bedroom Semi Detached House Enjoying Countryside Views

Description

A well presented and spacious three bedroom semi detached home situated in a small hamlet enjoying far reaching countryside views. The property is just a short drive into the historic town of Conwy and easy access to the A55. The accommodation comprises: hallway, good size lounge and dining room which have been knocked through into one room and kitchen with gas hob, space for a washing machine and fridge and under the stairs storage.

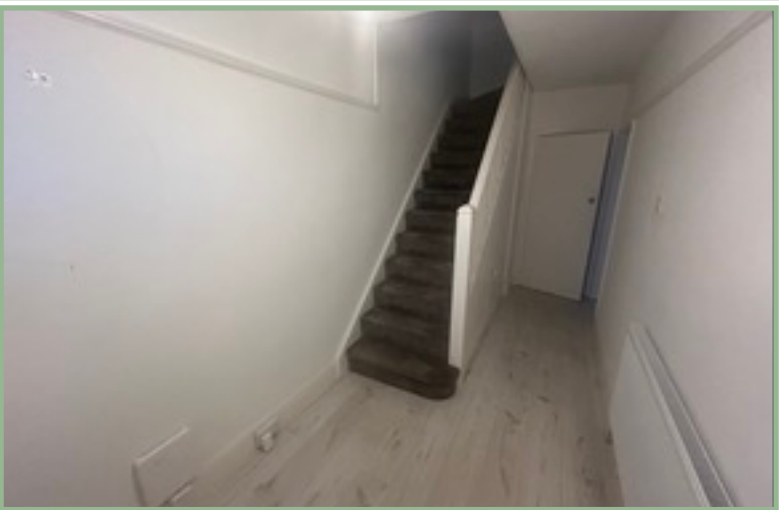
To the first floor: landing, two double bedrooms, one where the lovely countryside views can be enjoyed, a single bedroom and a modern bathroom.

UPVC double glazing and gas fired central heating system.

To the front there are steps leading up to the front door and there is a large flagged patio area with low maintenance borders. To the rear there is an enclosed garden with a decking area to the bottom and steps lead up to a large paved patio area.

- ✓ WELL PRESENTED & SPACIOUS THREE BEDROOM SEMI DETACHED HOME
- ✓ ENJOYS FAR REACHING COUNTRYSIDE VIEWS
- ✓ LOCATED IN A SMALL HAMLET
- ✓ ENCLOSED REAR GARDEN
- ✓ FREEHOLD
- ✓ NO CHAIN

Hallway



16' x 6' 4.87m x 1.82m

Lounge



12' 4" x 11' 10" 3.75m x 3.60m

Dining Room

12' 4" x 11' 1" 3.75m x 3.38m

Kitchen



14' 5" x 7' 9" 4.38m x 2.37m

Store Cupboard

2' 10" x 2' 0.87m x 0.61m

Bedroom One

12' 4" x 11' 11" 3.76m x 3.64m



Bedroom Two

12' 3" x 12' 9" 3.72m x 2.89m



Bedroom Three

8' x 6' 1" 2.42m x 1.84m

Bathroom



6' 5" x 6' 1.96m x 1.82m

Location

The property is located in the small hamlet of Dolwyd. It is conveniently located for the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From our Conwy office proceed under the archway, turn right and follow the one way system over Conwy Bridge. At the roundabout take the third exit, at the second roundabout take the 2nd exit and turn left onto the A55. Take exit 19 and at the roundabout take the 4th exit onto Conway Road. At the mini roundabout take the first exit, proceed down this road. Turn right at the bus stop and Gwynfryn can be found on the left.

Council Tax Band: C (provided on www.voa.gov.uk)
Energy Efficiency Rating: D

3 Bedroom Semi Detached Home

Gwynfryn
7 Old Conway Road
Dolwyd
Mochdre
LL28 5HP

NO CHAIN

£175,000
REDUCED FROM £210,000

Reference Number: FP7913
20/12/2023
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

