

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.

www.fletcherpoole.com

Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		80 C



Two Bedroom Prefabricated Detached Bungalow In Sought After Village

Description

A two bedroom detached prefabricated home situated in the highly desirable village of Rowen which is located in the beautiful Conwy Valley. Trigfan enjoys open aspect views from the rear over adjoining countryside and allows for easy access to a great pub and superb countryside and mountain walks.

The accommodation comprises: Entrance hallway, lounge, kitchen/breakfast room with gas hob, electric oven and integrated fridge/freezer, side porch, two double bedrooms and bathroom.

UPVC double glazing and gas fired boiler with separate hot water cylinder.

To the outside there is gated access to the driveway and front garden and a lawned rear garden with established shrubs.

- ✓ DETACHED TWO BEDROOM PREFABRICATED HOME
- ✓ SITUATED IN A HIGHLY SOUGHT AFTER VILLAGE
- ✓ ENJOYS COUNTRYSIDE VIEWS
- ✓ DRIVEWAY PARKING & REAR GARDEN
- ✓ NO CHAIN
- ✓ FREEHOLD

Hallway

12' 9" x 6' 8" 3.88m x 2.03m

Kitchen/Breakfast Room

14' x 8' 10" 4.26m x 2.69m



Lounge

14' 1" x 11' 4.29m x 3.35m



Bedroom One

12' 10" x 9' 1" 3.91m x 2.77m



Bedroom Two

9' 4" x 10' 10" 2.84m x 3.30m



Bathroom

7' 8" x 5' 5" 2.33m x 1.65m



Location

Rowen is often described as the prettiest and most sought after village in the Conwy Valley and has a local shop and hostelry whilst the Medieval walled town of Conwy is some three miles distant with easy access to the A55 Dual Carriageway for Chester and the Motorways beyond.

Directions

From our Conwy office turn left into Uppergate Street, first left and then right into St. Agnes Road. Go down to the bottom of the hill and go straight on at the crossroads on the Llanrwst Road. Go up the hill out of Conwy for approximately 2/3 miles until reaching the famous Groes Inn on the right hand side. Turn right immediately signposted Rowen. Proceed into the Village, pass the pub and proceed up the road, bear right at the sign for the youth hostel, Trigfan can be found on the right.

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

Energy Efficiency Rating: E

2 Bedroom Prefabricated Detached Bungalow

Trigfan
Rowen
LL32 8YP

NO CHAIN

£255,000

REDUCED FROM £265,000

Reference Number: FP79132
25/1/2024

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

