

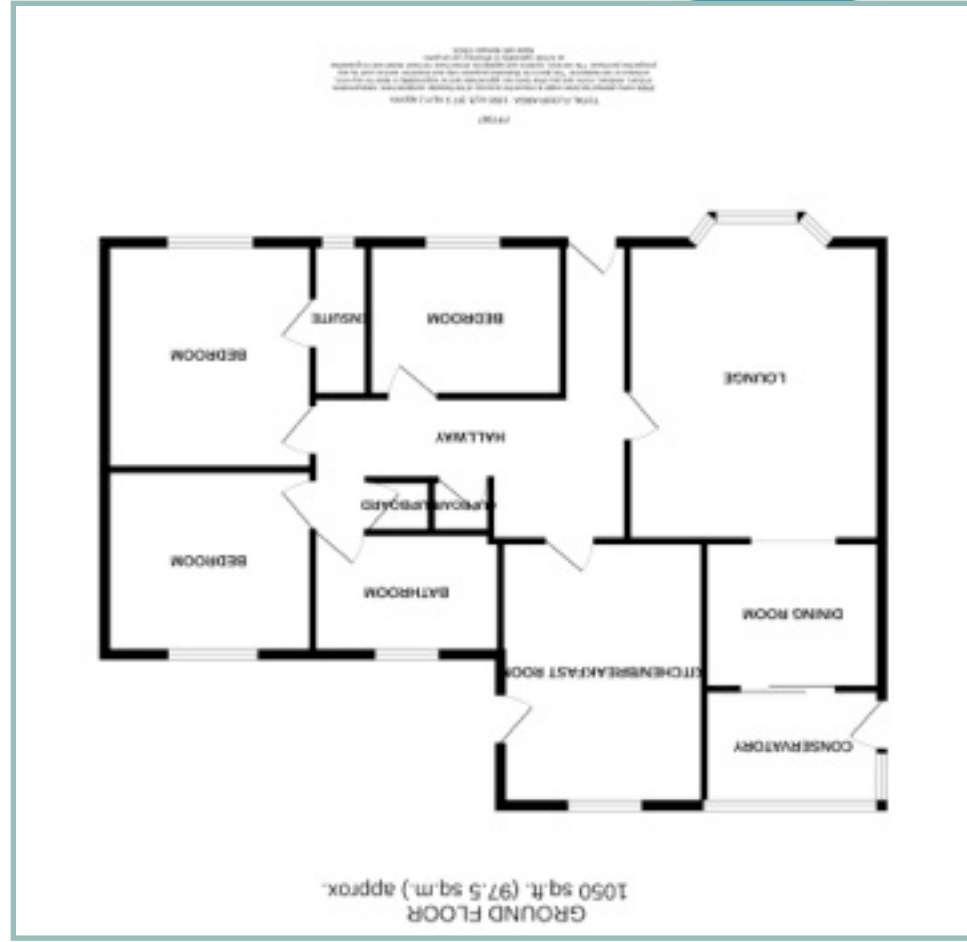
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole
DIAMOND COLLECTION



Three Bedroom Detached Bungalow Occupying A Good Size Corner Plot

Description

A very well maintained detached three bedroom bungalow occupying a good size corner plot which has been in the same family for the last 30 years.

The property is ideally located for easy access to the village of Deganwy and the Victorian town of Llandudno, the beaches, promenade and golf course.

The well planned accommodation comprises: 'L' shaped hallway with two storage cupboards, lounge with access into the dining room which has sliding doors into the conservatory. Kitchen/breakfast room with gas hob, double oven, space for a washing machine and dishwasher. Master bedroom with ensuite shower room, two further bedrooms and bathroom.

UPVC double glazing and Vaillant gas fired combination boiler.

To the outside there is a large driveway ideal for multiple cars and a motorhome and a double garage with power and light. A lawned front garden with several mature trees, lawned side garden with greenhouse. To the other side of the bungalow there is a strip of lawn and an area laid to stone chippings.

A gate provides access to the rear garden which has a flagged patio seating area with electric retractable sun canopy, a lawned area with ornamental pond and a few steps up lead to an additional seating area laid to stone chippings.

- * DETACHED THREE BEDROOM BUNGALOW
- * OCCUPIES A GOOD SIZE CORNER PLOT
- * LARGE DRIVEWAY OFFERING PLENTY OF PARKING
- * VERY WELL MAINTAINED THROUGHOUT
- * CONVENIENT LOCATION WITH EASY ACCESS TO THE SHOPS & AMENITIES
- * FREEHOLD
- * NO CHAIN



3 Bedroom Detached Bungalow

2 Coed Y Glyn
Llanrhos
LL30 1JL

£425,000
REDUCED FROM £435,000

Reference Number: FP7987
26/3/2024

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
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com



Location

The property is located in the quiet residential area of Llanrhos on the outskirts of the busy coastal resort of Llandudno with its wealth of shops and other amenities, Victorian Pier and Promenade, Theatre, Ski Slope and Swimming Pool. It is convenient for the A55 for easy access to Chester and the motorways beyond. The walled town of Conwy is also within a short distance.

Directions

From our Conwy office go back over the bridge and turn left at the roundabout for Deganwy. Proceed along this road passing the Deganwy Quay on the left hand side. Continue past the shops following signs for Llandudno, take the right hand fork onto Deganwy Road and continue until you come to Coed Y Glyn on the left hand side, turn left into the road where number 2 can be found immediately on the right.

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

Energy Efficiency Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Three Bedroom Detached Bungalow Occupying A Good Size Corner Plot

Hallway

14' 5" x 14' 6" 4.39m x 4.42m



Lounge

17' 1" x 13' 4" 5.21m x 4.06m



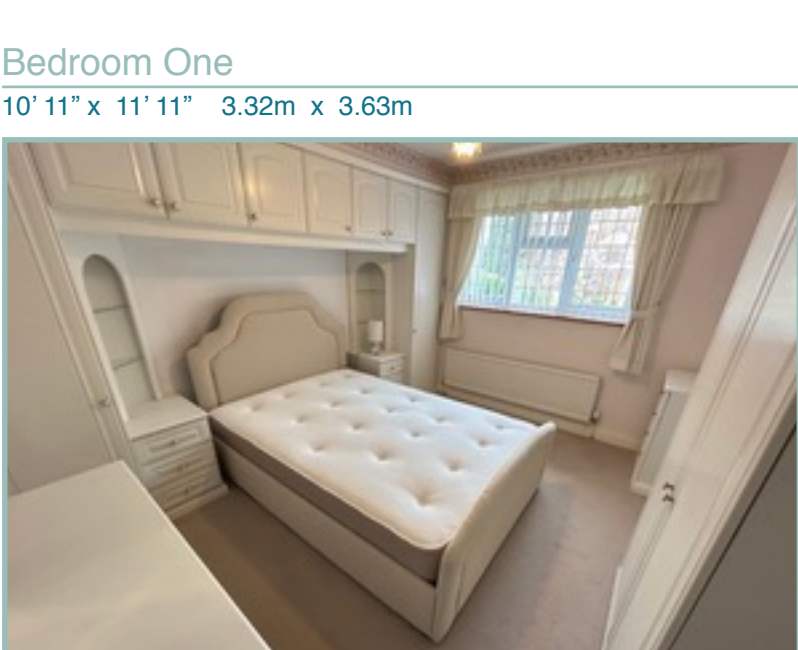
Conservatory

9' 2" x 6' 1" 2.79m x 1.85m



Kitchen/Breakfast Room

14' 10" x 9' 5" 4.52m x 2.87m



Bedroom One

10' 11" x 11' 11" 3.32m x 3.63m



Ensuite

8' 1" x 2' 9" 2.46m x 0.83m

Bedroom Two

10' 11" x 9' 9" 3.32m x 2.97m



Bedroom Three

10' 2" x 7' 3" 3.10m x 2.21m



Bathroom

8' 4" x 5' 6" 2.54m x 1.67m



Garage

17' 6" x 17' 1" 5.34m x 5.21m

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