

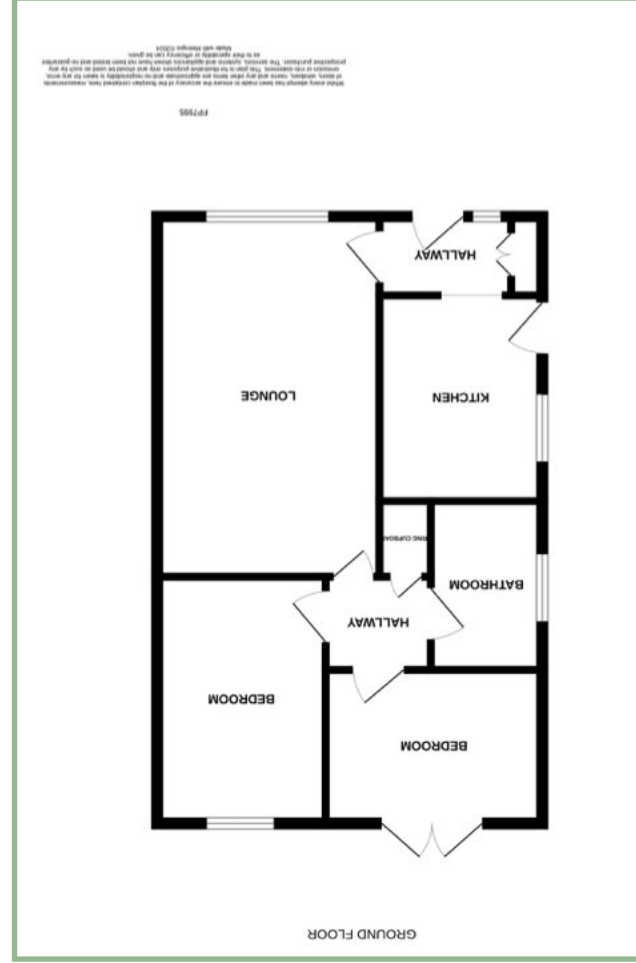
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	71 C	
81-91	B		88 B
92+	A		



# Refurbished Two Bedroom Semi Detached Bungalow

## Description

A beautifully presented two bedroom semi-detached bungalow situated in a cul de sac location close to the shops, amenities and transport links. The property enjoys superb views over the sea and the Great Orme from the front aspect and views over the mountains to the rear aspect, the property also enjoys a south facing rear garden.

The current owner has refurbished the bungalow within the last year with the property now benefitting from a new roof both to the bungalow and the garage, newly installed central heating system to include new boiler and radiators, newly installed bathroom and refurbished kitchen, some new doors and windows, redecorated and recarpeted and landscaping to the gardens.

The well planned accommodation comprises: Entrance hall with store cupboard, kitchen with electric oven and hob, space for a washing machine and fridge/freezer, lounge with newly installed electric fire with under lighting, inner hallway, master bedroom, second bedroom with double patio doors onto the rear garden (currently used as a dining/sitting room), modern bathroom.

UPVC double glazing and gas fired combination boiler.

To the outside there is a good size driveway and lawned front garden with rockery and established planting. A gate and fence provide access to a further drive area and garage with power and light. The rear garden is a lovely suntrap and has a courtyard feel with fantastic views of the mountains.

- ✓ WELL PLANNED TWO BEROOM SEMI DETACHED BUNGALOW
- ✓ ENJOYS SEA, GREAT ORME AND MOUNTAIN VIEWS
- ✓ SOUTH FACING REAR GARDEN
- ✓ REFURBISHED TO A HIGH STANDARD WITHIN THE LAST YEAR
- ✓ GOOD SIZE DRIVEWAY AND GARAGE
- ✓ EASY ACCESS TO THE BEACH AND MOUNTAIN WALKS
- ✓ FREEHOLD

## Hallway

8' x 3' 11" 2.43m x 1.19m



## Kitchen

8' 6" x 9' 8" 2.59m x 2.94m



## Lounge

17' 11" x 11' 7" 5.46m x 3.53m



## Inner Hallway

5' 2" x 2' 6" 1.57m x 0.76m

## Bedroom One

12' 5" x 8' 8" 3.78m x 2.64m



## Bedroom Two

11' 2" x 9' 1" 3.40m x 2.77m



## Bathroom

6' 3" x 5' 5" 1.90m x 1.65m



## Garage

16' 1" x 9' 4.90m x 2.74m

## Location

Dwygyfylchi is a picturesque village located at the bottom of the Sychnant Pass and is on the edge of the Snowdonia National Park. It has a village school, two pubs/restaurants and the mobile post office visits weekly. It is near Penmaenmawr with its local shops and amenities and close to the A55 Expressway for easy access to Conwy, Bangor or Chester.

## Directions

From our Conwy office take the A55 in the direction of Bangor. Take the first turning off signposted Dwygyfylchi. Continue along this road and after passing the church on the left, take the first right into Cae Gwynan, proceed to the 'T' junction, turn left where number 13 can be found at the end on the left.

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

Energy Efficiency Rating: C

## 2 Bedroom Semi-Detached Bungalow

13 CAE GWYNAN  
DWYGYFYLCHI  
CONWY  
LL34 6TR

NO CHAIN

**£249,950**

Reference Number: FP7562

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](mailto:conwy@fletcherpoole.com)

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

