

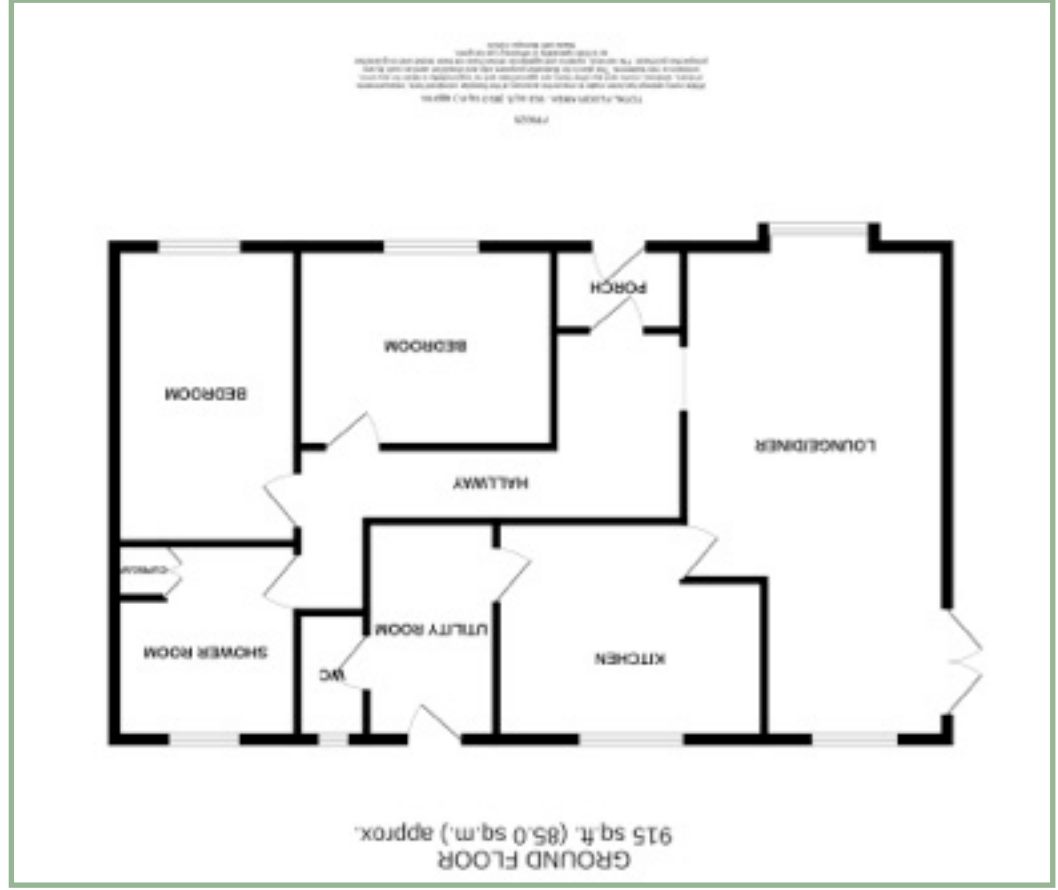
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	73 C	
81-91	B		81 B
92+	A		



Detached Two Bedroom Bungalow In Private Tucked Away Location

Description

An individually designed two bedroom detached bungalow occupying a good size private plot with views of the mountain to the rear aspect.

If you are looking for a private, yet convenient location, Crib Wyntog is ideal. Situated at the top of a small lane which provides access to only two other properties and within a two minute walk to the centre of the village with its array of shops, cafes and train station, the beach, A55 and lovely mountain walks are also within easy reach.

The well planned accommodation comprises: Entrance porch, hallway, open plan lounge/diner with a deep bay window enjoying sea views and double French doors off the dining area which captures the morning sun and provides access into the side garden, kitchen with electric hob and double oven, utility room with space and plumbing for a washing machine and W.C.

From the main hallway there is access to two double bedrooms both with built in furniture and a good size shower room with potential to reinstate the bath.

There is a boarded loft with pull down ladder that gives great storage space

Timber double glazing and gas fired Ideal combination boiler.

To the outside there is a private lane up to the parking area and steps leading up to the front door and lawned front garden. The side garden is mainly laid to lawn with a block paved patio and a pretty stream flowing to the side. The south facing rear garden has a block paved seating area and steps up to a lawned area with established planting and backs onto open fields and enjoys lovely uninterrupted mountain views.

The lane is owned by Glanafon with right of access. Maintenance is shared by the three properties.

- ✓ INDIVIDUALLY DESIGNED DETACHED TWO BEDROOM BUNGALOW
- ✓ OCCUPIES A GOOD SIZE PLOT WITH LOVELY PRIVATE GARDENS
- ✓ SOUTH FACING REAR GARDEN WITH MOUNTAIN VIEWS
- ✓ ENJOYS A SEA VIEW FROM THE LOUNGE WINDOW
- ✓ SITUATED WITHIN MINUTES WALK TO THE CENTRE OF THE VILLAGE
- ✓ FREEHOLD
- ✓ NO CHAIN

Porch

5' 8" x 3' 10" 1.72m x 1.17m

Lounge/Diner

23' 2" x 12' 5" max 7.06m x 3.78m



Kitchen

12' 8" x 10' 3" 3.86m x 3.12m



Utility Room

10' 3" x 6' 1" 3.12m x 1.85m

W.C

5' 10" x 3' 2" 1.78m x 0.96m

Bedroom One

14' x 9' 11" 4.26m x 3.02m



Bedroom Two

12' 1" x 9' 5" 3.68m x 2.87m



Shower Room

8' 9" x 9' 3" 2.66m x 2.82m



Location

Situated close to the centre of the village of Penmaenmawr with its range of shops, primary school and bus/rail services. The A55 coastal road provides access to the University City of Bangor (approximately 10 miles) and also eastwards to the towns of Conwy, Llandudno, Colwyn Bay and beyond.

Directions

From our Conwy office proceed in the direction of the A55 Bangor. Take the second exit off signposted Penmaenmawr. Proceed into the village, turn left just after the traffic lights onto Fernbrook Road and continue for a short distance. You will see a gate and a yellow salt bin with the name plate of the property on the right hand side. Proceed through the gate where Crib Wyntog can be found at the top.

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

2 Bedroom Detached Bungalow

Crib Wyntog
Fernbrook Road
Penmaenmawr
LL34 6DE

NO CHAIN

£299,000
REDUCED FROM £340,000

Reference Number: FP8025
105/2024

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

