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www.fletcherpoole.com

Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	66 D	
69-80	C		
81-91	B		84 B
92+	A		



# Immaculately Presented Fully Refurbished Two Double Bedroom Detached Bungalow With Summer House

## Description

This bright and most spacious two double bedroom detached bungalow has been completely refurbished with no detail spared! To include new electrics and gas central heating system, windows, doors, modern family bathroom and separate shower room plus modern fitted kitchen. There are lovely views to the rear of the property where there is also a purpose built sun room with multiple uses as it has been fully insulated and benefits lighting and power.

The accommodation in brief comprises, Entrance porch, modern fitted kitchen with integrated appliances, inner hallway, spacious open plan living room and dining area, family bathroom with modern fitted white suite, two double bedrooms, integral garage with power and lighting plus electric roller door, storm porch area with spacious shower and utility room. The front and rear gardens have been newly fully landscaped and catches the afternoon and evening sun, the rear garden houses a fantastic summer house which could have a variety of uses including home office, guest bedroom, home gym or outdoor living room.

The property benefits from full double glazing, new central heating system via a combination condenser boiler, newly wired electrics with new fuseboard (certificates for all works are available), driveway and integral garage, superb, landscaped gardens, ready to move into accommodation!

- ✓ DETACHED BUNGALOW
- ✓ TWO DOUBLE BEDROOMS
- ✓ IMMACULATE MODERN INTERIORS
- ✓ FITTED KITCHEN & 2 BATHROOMS
- ✓ DRIVEWAY & GARAGE PLUS SUMMER HOUSE
- ✓ READY TO MOVE IN!

## Living / Dining Room

17' 4" x 10' 8" 5.28m x 3.25m



## Kitchen

11' 1" x 11' 3" 3.38m x 3.43m



## Bedroom One

13' 7" x 10' 8" 4.14m x 3.25m



## Bedroom Two

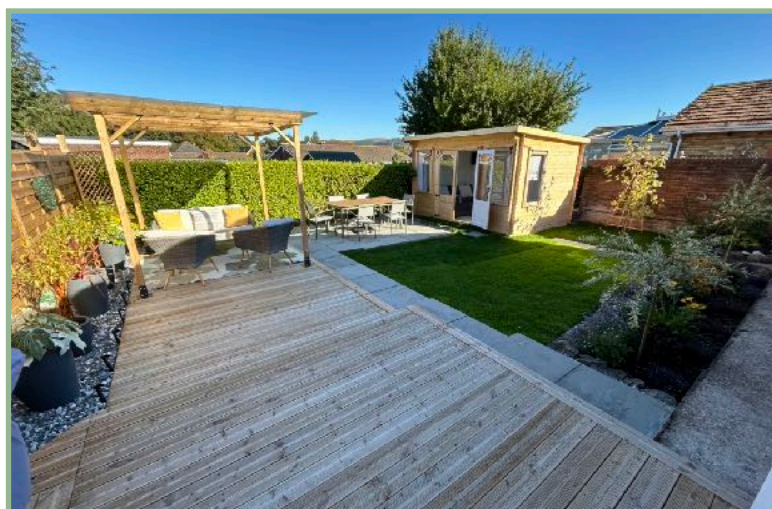
9' 10" x 11' 11" 3m x 3.63m

## Integral Garage

21' x 9' 8" 6.40m x 2.94m

## Summer House

9' 2" x 12' 1" 2.79m x 3.68m



## Location

Deganwy is a popular seaside town with a variety of local shops and schools and is on a bus route and main railway line. It is located midway between Llandudno and Colwyn Bay and is within easy access of the A55 dual carriageway.

## Directions

From our Conwy office proceed back around the one way system and over the Bridge in the direction of Deganwy. Turn right onto Albert Drive and bear round to the left, proceed towards the end of the road and turn right onto Tir Estyn where number 36 can be found on the right.

Energy Efficiency Rating: D

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

## 2 Bedroom Detached Bungalow

36 TIR ESTYN  
DEGANWY  
CONWY  
LL31 9PY

**£325,000**

Reference Number: FP8151  
19/09/24

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)

