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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



Spacious Two Bedroom Semi Detached Bungalow

Description

A deceptively spacious bungalow set in popular residential area enjoying sea views to side elevation.

The property benefits from UPVC double glazing, gardens to front and rear, off-road parking, detached garage/workshop and is in close proximity to all local amenities, A55 expressway, public house and Snowdonia national park.

The accommodation briefly comprises; lounge, two bedrooms, breakfast kitchen, attic/hobby room and bathroom. Property requires some modernisation.

Gardens to front and rear with grassed and partly paved sections.

- ✓ TWO BEDROOM SEMI-DETACHED BUNGALOW
- ✓ OFF-ROAD PARKING
- ✓ EXTENSIVE SEA VIEWS
- ✓ GARDENS TO FRONT AND REAR
- ✓ DETACHED GARAGE/WORKSHOP
- ✓ FREEHOLD TENURE

Lounge

18' 2" x 12' 5" 5.54m x 3.78m



Kitchen

18' x 10' 7" 5.49m x 3.22m



Bedroom One

12' 5" x 11' 10" 3.78m x 3.60m



Bedroom Two / Study

11' 4" x 10' 7" 3.45m x 3.22m



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 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 and proceed towards the village, continue along Ysguborwen Road, after passing the turning for Treforris Road take the 3rd left onto Gogarth Avenue where number 6 can be found on the right.

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



2 Bedroom Semi Detached Bungalow

6 Gogarth Avenue
Dwygyfylchi
LL34 6PY

NO CHAIN

£199,950

Reference Number: FP8169
11/10/2024

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

