

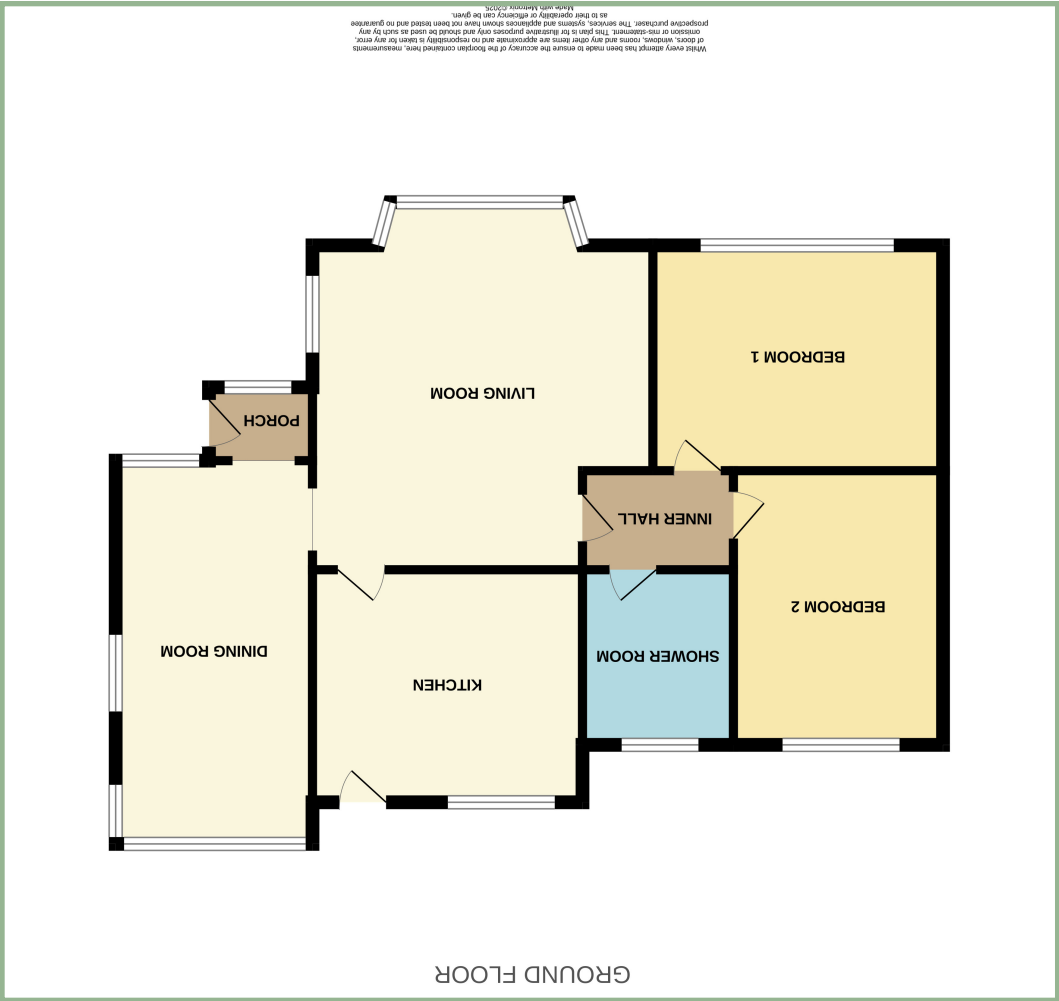
www.fletcherpoole.com

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.

Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



SHORE TO SHORE VIEWS! TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW IN SOUGHT AFTER SCENIC LOCATION OFFERED FOR SALE WITH NO CHAIN

Description

Simply stunning shore to shore views of Llandudno’s famous West and North Shores, along with views of Llandudno town and the Great Orme. A truly scenic and sought after location sandwiched between Deganwy and Llandudno in the ever-popular Hamlet of Llanrhos is this two double bedroom semi-detached bungalow with driveway and gardens to both front and rear.

The accommodation in brief comprises, entrance porch with window to front, glazed door, carpet floor, open archway into; Dining room with feature window to the rear and side, further windows to both the front and side all with stunning scenic views, radiator, carpeted flooring, open archway leading to; Living room with dual aspect windows to front and side, the front being a bay style, radiator, carpet flooring, glazed doors to inner hall and kitchen areas, feature fireplace with decorative mantle, surround and hearth. The kitchen has a window and glazed door to the rear, and is fitted with a matching modern range of wall and base level units, complimentary roll top work surfaces, integrated stainless steel sink, drainer, mixer tap, plus further integral appliances including; washer/ dryer, dishwasher, fridge and freezer, oven, hob and extractor fan, tiling to all splash back areas. The inner hall is carpeted and has a large loft access hatch with drop down ladder, power and lighting and boarding for storage, there is also a skylight making it ideal for future conversion if required! Bedrooms one and two have windows to the front and rear respectively, radiators to both, carpeted flooring to both rooms. The shower room is recently renovated with enclosed corner shower cubicle, vanity wash hand basin and low-level WC, floor to ceiling tiled walls, chrome heated towel rail and window to the rear.

Externally the property has a driveway and garden to the front, a pathway to the side leads to the bin store and gated access to the rear garden which is fully enclosed and has an array of plant, shrub and hedge areas, to the far end of the garden is a patio seating area or hardstanding for shed/greenhouse/summerhouse, from the rear door of the house is an elevated decking area ideal for watching the famous West Shore sunsets from. The property is fully double glazed and gas central heated. Under the house features a maze of accessible rooms (with limited head height), ideal for storage with lighting and power points. The fuse board and boiler are located in this area.

- ✓ SIMPLY STUNNING VIEWS
- ✓ SCENIC LOCATION
- ✓ NO CHAIN
- ✓ SEMI DETACHED BUNGALOW
- ✓ TWO DOUBLE BEDROOMS
- ✓ DRIVEWAY AND GARDENS
- ✓ FREEHOLD

Entrance Porch

4’ 2” x 2’ 11” 1.27m x 0.88m

Dining Room

16’ 2” x 8’ 5” 4.93m x 2.56m



Living Room

15’ 1” x 14’ 7” 4.60m x 4.44m



Kitchen

10’ 3” x 10’ 3.12m x 3.05m



Inner Hall

6’ 10” x 4’ 2.08m x 1.22m

Shower Room

7’ 6” x 6’ 6” 2.28m x 1.98m



Bedroom One

12’ 5” x 9’ 8” 3.78m x 2.94m



Bedroom Two

11’ 9” x 9’ 3.58m x 2.74m

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, Victoria Pier and promenade, theatre, ski slope and swimming pool. The walled town of Conwy 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 and take the right-hand fork onto Deganwy Road, continue along this road until you see a right-hand turn for Maes Y Castell. The turn left onto Arfryn where number 30 can be found nearly at the top of the road on the left-hand side.

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

2 Bedroom Semi Detached Bungalow

30 Arfryn
Llanrhos
Llandudno
LL30 1PB

£280,000

Reference Number: FP8329
16/4/2025

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:

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

