



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



FULLY MODERNISED AND TASTEFULLY PRESENTED FOUR BEDROOM MIDDLE MEWS PROPERTY WITH ATTIC ROOM STUNNING MOUNTAIN VIEWS IN CUL-DE-SAC OF SOUGHT AFTER VILLAGE LOCATION

Description

This four-bedroom middle mews home is deceptively spacious and has been tastefully modernised throughout to a high standard. Situated on a cul-de-sac in a sought-after village location, the property has stunning mountain and countryside views to the rear. Viewing is essential to fully appreciate the size and location of the property!

The accommodation in brief comprises, covered storm porch with access to the garage, which features an up and over door and has lighting and power. The hallway has stairs to the first floor, fitted storage cupboard, carpet floor, radiator, and glazed front door. The living room has a window to the front, glazed patio double doors to the rear terrace, soft carpet floor, two radiators, feature gas fire inset chimney breast, television, and broadband access points. The kitchen is fitted with modern wall and base level units, with complimentary treated wooden work tops, integrated sink, drainer, and swan neck mixer tap, tiling to all splash back returns, window to rear with scenic views, glazed door to the terrace, fitted cupboard with space for kitchen appliances. The landing is carpeted with access to the loft and doors to all first-floor rooms. Bedroom one has a window to the front, fitted storage cupboard, carpet floor, radiator. Bedroom two has a window to the rear with scenic views, radiator, and carpet floor. Bedroom three (currently used as an office/hobby room) has a window to the front, carpet floor, radiator, and fitted storage cupboard. Bedroom four has a radiator, carpet floor, and window to the rear with scenic views. The shower room is fitted with a three-piece modern suite comprising, enclosed walk-in shower cubicle, vanity wash hand basin, and low-level WC, tiling to splash back areas, vinyl floor, heated towel rail, and window to the rear. The property benefits from full double glazing and gas central heating via a combination boiler that also provides the hot water. There is a useable attic room that lends itself to full conversion subject to relevant planning to make a fifth bedroom, it already has lighting and power plus a Velux skylight window. There is a driveway to the front of the property, and to the rear is a lovely terrace area, ideal for enjoying the mountain and countryside scenery.

- ✓ DECEPTIVELY SPACIOUS MEWS HOME
- ✓ FOUR BEDROOMS PLUS ATTIC ROOM
- ✓ MODERN INTERIORS
- ✓ SOUGHT AFTER LOCATION
- ✓ PARKING & INTEGRAL GARAGE
- ✓ REAR TERRACE WITH STUNNING VIEWS

Storm Porch

Hallway

Sitting/Dining Room

23’ 5” x 10’ 8” 7.14m x 3.25m



Kitchen

11’ 5” x 7’ 1” 3.48m x 2.16m



Integral Garage

15’ 3” x 7’ 10” 4.65m x 2.39m

Landing

Bedroom One

15’ 6” x 11’ 6” 4.72m x 3.50m



Bedroom Two

11’ 8” x 8’ 2” 3.55m x 2.49m



Bedroom Three

11’ 8” x 7’ 5” 3.55m x 2.26m

Bedroom Four

11’ 8” x 7’ 5” 3.55m x 2.26m

Shower Room

6’ 4” x 4’ 11” 1.93m x 1.50m

Attic Room

18’ 2” x 11’ 1” 5.54m x 3.38m

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, pass the church on your left-hand side and turn left onto Old Mill Road, then first left onto Clos Hen Felin, where number 6 can be found directly in front of you.

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

4 Bedroom Middle Mews

6 Clos Hen Felin
Dwygyfylchi
LL34 6UW

£259,950

Reference Number: FP8350
6/5/2025

Fletcher & Poole,
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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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