

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
DIAMOND COLLECTION



Detached Three Bedroom Bungalow Occupying Lovely Gardens

Description

A spacious detached three bedroom bungalow situated in the Iolyn Park area on the outskirts of Conwy and within easy access to the Conwy Valley. Charnwood occupies good sized, landscaped gardens and well planned accommodation comprising: 'L' shaped hallway, large lounge/diner with patio doors onto the side garden, kitchen/Diner with space for an electric oven and hob, dishwasher and under counter fridge, master bedroom with ensuite shower room, two further bedrooms and bathroom. UPVC double glazing and electric storage heaters with the addition of an immersion tank for the hot water.

To the outside there is driveway parking, garage with space and plumbing for a washing machine, dryer and additional fridge/freezer and water tap. The lovely landscaped gardens offer an array of seating areas to follow the sun around with a large patio/terrace overlooking the side garden and lawned areas wrapping around the bungalow with a large selection of shrubs and plants.

- * SPACIOUS THREE BEDROOM BUNGALOW
- * OCCUPIES LOVELY LANDSCAPED GARDENS AND GROUNDS
- * EASY ACCESS TO CONWY TOWN AND THE CONWY VALLEY
- * POTENTIAL TO EXTEND INTO THE LARGE LOFT
- * FREEHOLD
- * NO CHAIN
- * POTENTIAL FOR UPSIDE DOWN HOUSE, SUBJECT TO PLANNING PERMISSION

Hallway

10' 11" x 7' 3" 3.32m x 2.21m



3 Bedroom Detached Bungalow

Charnwood
Iolyn Park
Conwy
LL32 8UX

REDUCED FROM £475,000

£420,000

Reference Number: FP7862
2/10/23

Fletcher & Poole,
3 Lancaster Square,
Conwy LL32 8HT

Registered Company
Number 4687367

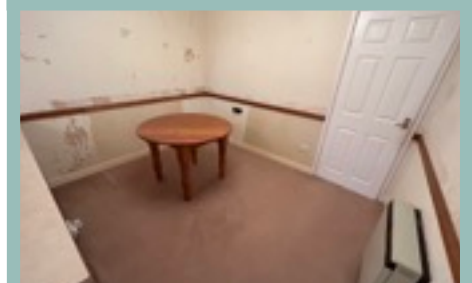
Valuation

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



Location

The property is situated just outside of the walls of this medieval town famous for its Castle and Bridges. The town has an array of retail outlets, medical centre, library and several places of historic interest. There is a local primary and secondary school, social and recreational facilities includes 18 hole golf course and a yachting marina.

Directions

From our Conwy office turn left and left through the archway onto Mount Pleasant, continue to the top of the hill, turn left and then right onto St. Agnes Road, at the bottom turn right onto Llanrwst Road, continue along this road past Gorse Hill Caravan Park, proceed through Iolyn Park, you will pass a bungalow on the right called "Greenways". "Charnwood" is next on the right

Council Tax Band: F (provided on www.voa.gov.uk)

Energy Efficiency Rating: TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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Lounge/Diner

26' 5" x 11' 9" x 21' 00" 8.05m x 3.58m x 6.40m



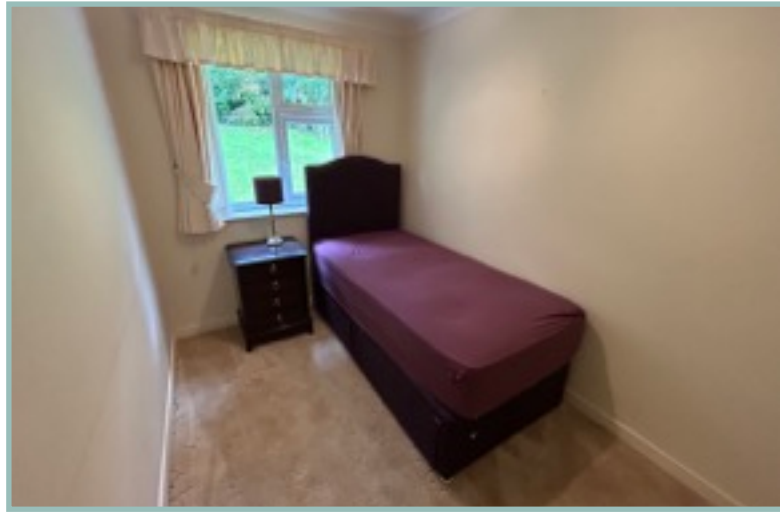
Bedroom Two

10' 9" x 10' 9" 3.27m x 3.27m



Bedroom Three

10' 9" x 6' 9" 3.27m x 2.06m



Kitchen/Diner

19' 4" x 10' 5" 5.89m x 3.17m



Bedroom One

16' 9" into wardrobes x 11' 9" 5.10m x 3.58m



Bathroom

10' 8" x 5' 8" 3.25m x 1.72m



Ensuite

7' 3" x 5' 10" 2.21m x 1.78m



Garage

16' 6" x 9' 9" 5.03m x 2.97m