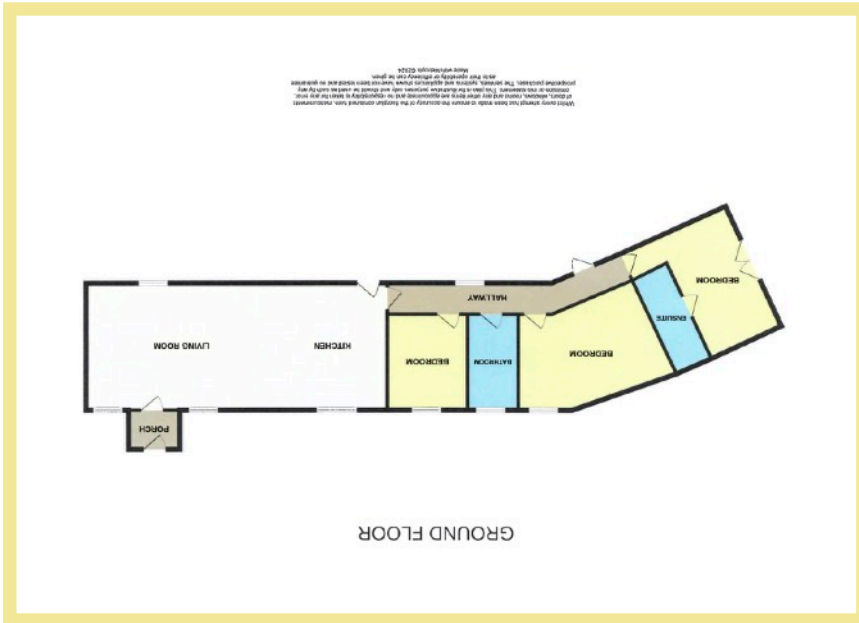


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Fletcher & Poole



Siop Y Roe  
Colwyn Road  
Craigside  
LL30 3DT

# Beautifully Presented Cottage Style Three Bedroom Detached Bungalow

## Description

This three bedroom detached bungalow must be viewed to appreciate the presentation and layout. The property is truly unique with a cottage style open plan lounge/kitchen/diner with inglenook fireplace. A master bedroom with bespoke fitted wardrobes and access to a raised decked seating area. Outside there is ample off road parking, garage with a good size storage area above, various seating areas and lawn. The accommodation comprises porch, large open plan lounge/kitchen/diner with fitted kitchen and granite work tops, hallway, master bedroom with en-suite shower, two double bedrooms and modern contemporary bathroom.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED BUNGALOW
- ✓ COTTAGE STYLE OPEN PLAN LOUNGE/KITCHEN/DINER
- ✓ FULLY REFURBISHED TO A HIGH STANDARD THROUGHOUT
- ✓ OFF ROAD PARKING & GARAGE
- ✓ OPTION TO PURCHASE HOT TUB
- ✓ NO CHAIN

## Lounge/Kitchen/Diner

9.51m x 3.86m (31'3" x 12'8")



## Garage

Electric door

## Bedroom One

4.68m x 3.29m (15'4" x 10'10")



## Ensuite

1.21m x 2.22m (4'0" x 7'8")



## Bedroom Two

4.18m x 2.98m (13'9" x 9'9").

## Bedroom Three

2.89m x 3.46m (9'6" x 11'4")

## Bathroom

3.41m x 1.72m (11'2" x 5'8")

## Location

The property is located in the Craigside area of Llandudno. It is only a short distance from the promenade and other local amenities. Llandudno enjoys a wide range of shops, schools, theatre, train station and Llandudno pier.

## Directions

From the Rhos on Sea office turn towards the Promenade, turn left onto the Promenade, continue along this road passing the golf course on the left, continue to the roundabout, take the 4th exit onto Penrhyn Hill (signposted Llandudno) continue up the hill where the property can be found near to the Llandudno Welcomes You sign.

Council Tax Band: "F" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Performance Rating Band F

3 Bedroom  
Detached  
Bungalow

Siop Y Roe  
Colwyn Road  
Craigside  
LL30 3DT

**£379,950**

Reduced from £394,950  
Reference Number: RP3488  
9/02/24

Fletcher & Poole,  
1a, Penrhyn Avenue  
Rhos-on-Sea, LL28 4PS

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 549178

email: [rhos@fletcherpoole.com](mailto:rhos@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

