

We endeavour 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

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



Bron Gwyndy
Llangernyw
LL22 8PY

Three Bedroom Detached Bungalow Situated In A Rural Location With Far Reaching Views & A Further 8 Acre Field

Description

A three bedroom detached bungalow situated in an elevated position with far reaching views, with a large paddock to the rear with access to a further 8 acre field. Planning permission has also been granted previously, to create a large open plan kitchen/diner with three double bedrooms with french doors onto a patio area and a further two bathrooms. Planning ref: 0/37626

The accommodation in brief comprises lounge/diner with french doors onto the garden, modern fitted kitchen, spacious conservatory with access to the rear garden, utility room and w.c, three double bedrooms and a bathroom with separate shower and bath.

Outside the property is set within extensive landscaped gardens, with an ornamental pond and large paddock to the rear with access to raised planters and a gazebo with under cover seating area surrounded by mature shrubs and trees with far reaching countryside and hillside views, with access to a chicken coop and run, herb and vegetable patch for self sufficiency and also benefits from 12 solar panels. To the side of the property is a large fully fenced field which is approximately 8 acres in total. Viewing is recommended to appreciate the rural location, far reaching views and 8 acres.

- ✓ THREE BEDROOM DETACHED BUNGALOW SITUATED IN AN ELEVATED POSITION
- ✓ RURAL LOCATION WITH EXTENSIVE LAND, Paddock & 8 Acre Field
- ✓ FAR REACHING HILL & COUNTRYSIDE VIEWS
- ✓ SPACIOUS ACCOMMODATION WITH THREE DOUBLE BEDROOMS
- ✓ 12 SOLAR PANELS, HERB & VEGETABLE PATCH WITH CHICKEN COOP
- ✓ PLANNING REF: FOR EXTENSION 0/37626
- ✓ NO CHAIN



3 Bedroom
Detached
Bungalow

Bron Gwyndy
Llangernyw
LL22 8PY

£549,950

NO CHAIN

Reference Number: RP3298
28/08/24

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:rhosonseafletcherpoole.com
web: www.fletcherpoole.com





Lounge/Diner

8.33m x 3.44m (27'4" x 11'3")

Kitchen

5.17m x 2.30m (17'0" x 7'7")

Utility

2.27m x 1.89m (7'6" x 6'3")

Cupboard

Conservatory

5.38m x 3.13m (17'8" x 10'3")

W.C.

1.69m x 0.98m (5'7" x 3'3")

Bedroom One

4.33m x 3.20m (14'3" x 10'6")

Bedroom Two

4.24m x 3.39m (13'11" x 11'2")

Bedroom Three

3.22m x 2.27m (10'7" x 7'6")

Bathroom

2.74m x 2.27m (9'0" x 7'6")



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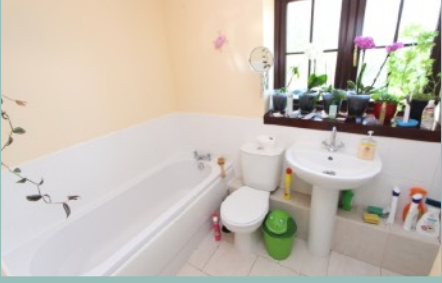
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m
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Location

The property is located on the outskirts of the town of Abergele with its local shops, schools, leisure centre, parks and amenities all nearby. There is easy access to the A55 dual carriageway for Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right onto the promenade and take the second right onto Cayley Promenade proceed onto Whitehall Road, at the roundabout take the second exit and proceed over the A55, at the mini roundabout take the first exit and then right onto Kings Road, proceed up the hill at the top bear right onto Pen Y Bryn Road, at the T junction turn left on to Llanrwst Road, follow this road until you see a sign for Llangernyw and turn left, follow this road until it forks off, take the first left, follow this road where the entrance to the property can be found on the left hand side, proceed up the driveway.

Council Tax Band: E

Energy Performance Rating Band D

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