

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.

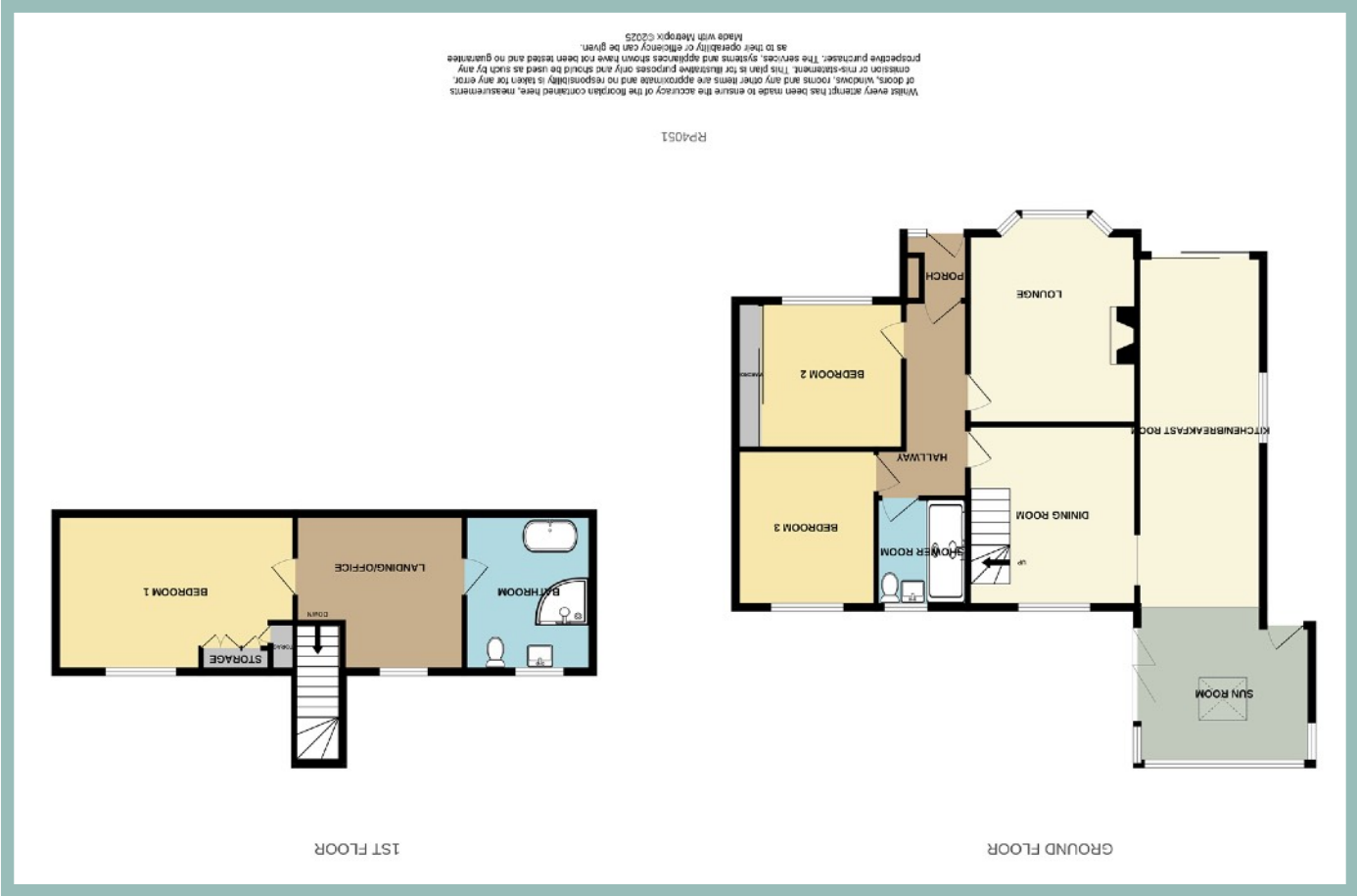
Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



Fletcher & Poole

DIAMOND COLLECTION

www.fletcherpoole.com



Immaculately Presented & Spacious Three Bedroom Detached Dormer Bungalow Situated In A Highly Desirable Residential Area

Description

This three bedroom detached dormer bungalow has been newly extended and refurbished to a high standard. A beautiful family home has been created with a fabulous contemporary open plan kitchen/breakfast room. Immaculately presented with views over the Great Orme and West Shore to the front and the countryside to the rear. We strongly recommend early viewing to appreciate all this property has to offer! The property is situated in a quiet, highly desirable residential area close to the local amenities in both Llandudno & Deganwy and only a short walk to the beach, golf courses, scenic mountain walks and the coastal path.

The accommodation includes:- Entrance porch, hallway, lounge with bay window and feature multi-fuel burning stove to the chimney breast with wooden beam above, dining room opening into the newly remodelled kitchen/breakfast room which runs the entire length of the property. Contemporary fitted kitchen with granite worktops and waterfall breakfast peninsular, integrated appliances to include:- Dishwasher, oven, microwave, wine fridge and gas hob. Space for washing machine , dryer and American style fridge freezer. At one end there is a seating area with skylight & box bay window which bathes the room in light. Bi-fold doors open out onto the raised & decked patio seating area creating a lovely indoor/outdoor dining & entertaining space. There are two double bedrooms on the ground floor, one with a range of fitted wardrobes and a shower room. Stairs in the dining room take you up to the first floor where the “Master Suite” can be found. Consisting of a large bedroom with velux window and far reaching views over the countryside, spacious & sleek bathroom with feature freestanding bath and separate walk-in

shower. The landing is a good size and currently used as an office/dressing area.

To the front the block paved driveway has substantial space for off road parking, gravel garden area with plants & shrubs.

Access into the kitchen through sliding doors at the front and via a door at one side, a timber gate at the other side leads into the rear garden.

The enclosed rear garden is lawned with hedge lined borders & array of trees, plants & flowers.

Solid oak flooring runs through the hallway and into the lounge & dining room. The boiler is new giving gas central heating throughout the property and there are UPVC double glazed windows

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED DORMER BUNGALOW
- ✓ RECENTLY EXTENDED TO CREATE A LIGHT FILLED CONTEMPORARY KITCHEN/BREAKFAST ROOM
- ✓ HIGHLY DESIRABLE RESIDENTIAL AREA
- ✓ WALKING DISTANCE TO LOCAL AMENITIES, BEACH, COASTAL PATH & GOLF COURSES
- ✓ MASTER SUITE ON THE FIRST FLOOR
- ✓ SUBSTANTIAL OFF ROAD PARKING
- ✓ RAISED DECKED PATIO SEATING AREA
- ✓ ENCLOSED REAR GARDEN
- ✓ FAR REACHING SEA & COUNTRYSIDE VIEWS

3 Bedroom
Detached
Dormer Bungalow

35 Arfryn
Deganwy
LL30 1PB

£459,995

Reference Number: RP4051
29/07/2025

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
web: www.fletcherpoole.com





3 Bedroom
Detached
Domer Bungalow

35 Arfryn
Deganwy
LL30 1PB

£459,995

Reference Number: RP4051
29/07/2025

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
web: www.fletcherpoole.com

Porch

1.36m x 1.36m (4'6" x 4'6")

Hallway

4.00m x 1.36m (13'1" x 4'6")

Lounge

3.80m x 3.60m (12'6" x 11'10")

Dining Room

3.87m x 3.56m (12'9" x 11'8")

Kitchen/Breakfast Room

10.61m x 3.68m (34'10" x 12'1")

Bedroom Two

3.10m x 2.98m (10'2"x 9'9")

Bedroom Three

3.33m x 2.81m (10'11"x 9'3")

Shower Room

2.00m x 1.67m (6'7" x 5'6")

Bedroom One

5.02m x 3.37m (16'6"x 11'1")

Bathroom

3.37m x 2.67m (11'1" x 8'9")

Landing/Office Area

3.56m x 3.37m (11'8" x 11'1")



Location

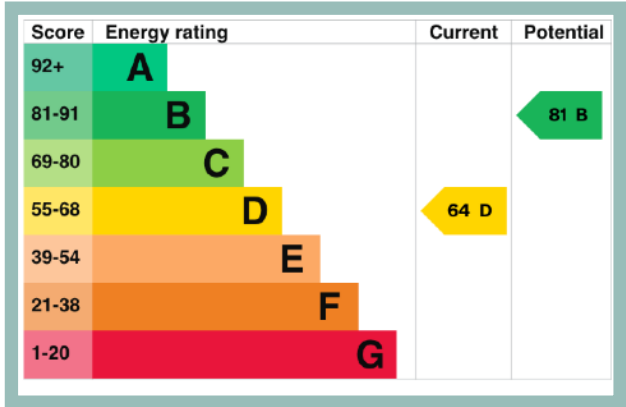
The property is located in a quiet residential area of Llandudno, on the outskirts of the busy coastal resort with its wealth of shops and other amenities, Victoria Pier and promenade, theatre, ski slope and swimming pool. The walled town of Conwy also within a short distance.

Directions

From the Rhos On Sea office turn left and proceed along the coast road, go past the golf course and take the first left onto Morfa Road, then first left onto Marine Road, at the mini roundabout go straight across and follow Llanrhos Road until it follows onto Gloddaeth Lane, at the roundabout go straight across onto Crogfryn Lane, then turn right at the mini roundabout, take the first left onto Bryn Lupus Road, at the row of shops turn left onto Maes Y Castell, take the first right where Arfryn can be found second on the right.

Council Tax Band: “E” (provided on voa.gov.uk)

Energy Performance Rating Band D



3 Bedroom
Detached
Dormer Bungalow

35 Arfryn
Deganwy
LL30 1PB

£459,995

Reference Number: RP4051
29/07/2025

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
web: www.fletcherpoole.com

