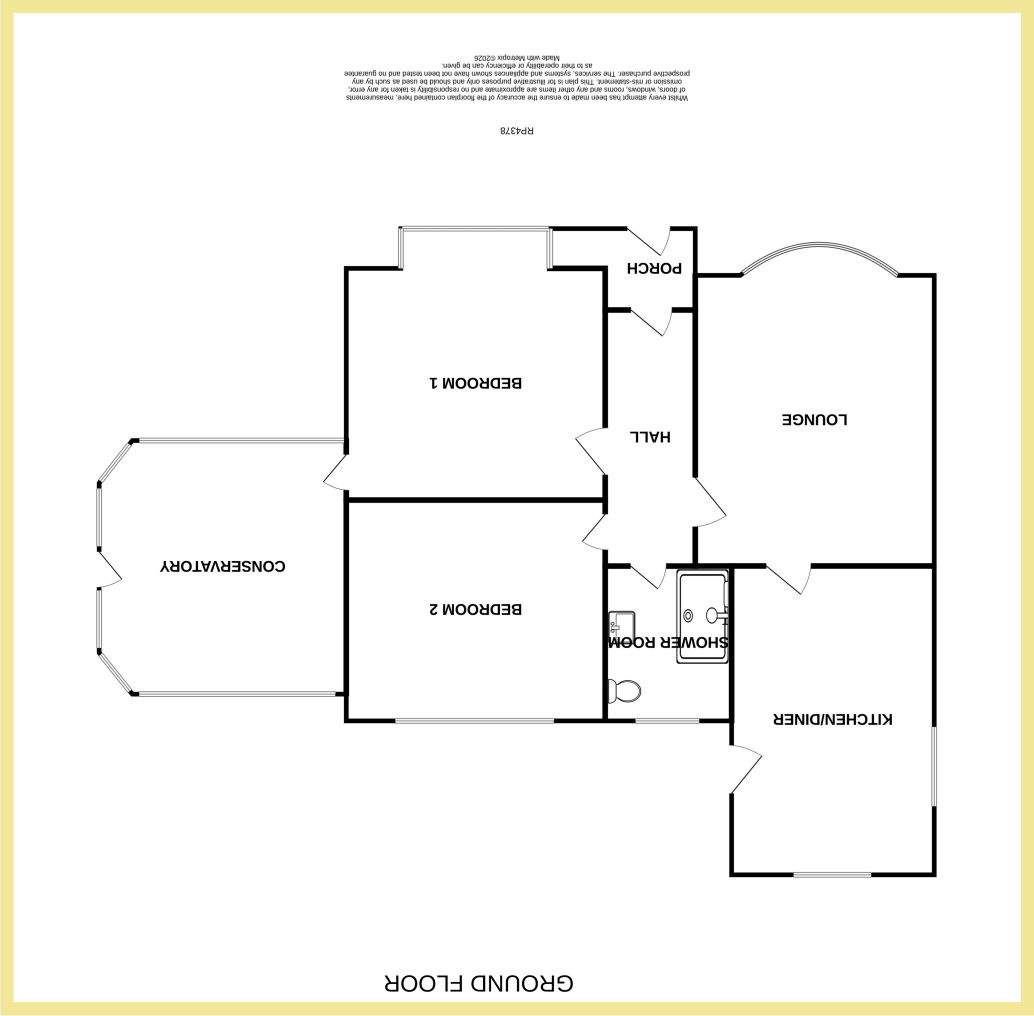


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



22 Bryn Lupus Road
Llanrhos
Llandudno
Conwy
LL30 1SW

STYLISH TWO BEDROOM SEMI-DETACHED BUNGALOW SITUATED IN A DESIRABLE RESIDENTIAL AREA

Description

This two bedroom semi-detached bungalow is modern and stylish. Set on a large corner plot in a desirable residential area, close to both Llandudno & Deganwy for shops, promenade, beach and other amenities. A short drive from Conwy. Externally the bungalow is set behind a timber gate and offers a pretty gravelled garden for low maintenance with flowers and palms, patio seating areas & garden shed. Off-road parking on the block-paved drive and a detached garage which has space and plumbing for utilities. Internally there are two double bedrooms-one to the front and one to the rear, lounge with bay window and multi-fuel burner, conservatory, kitchen/diner with integrated appliances to include:- induction hob, oven and extractor. A modern shower room with floor to ceiling tiles completes the property. The bungalow benefits from gas central heating and UPVC double-glazed windows. Early viewing is recommended to appreciate this stylish bungalow & it's desirable and convenient location.

- ✓ SYLISH TWO BEDROOM SEMI-DETACHED BUNGALOW
- ✓ SET ON A LARGE CORNER PLOT
- ✓ OFF-ROAD PARKING
- ✓ DETACHED GARAGE
- ✓ CLOSE TO LOCAL SHOPS, PROMENADE & BEACH
- ✓ SITUATED IN A DESIRABLE, CONVENIENT RESIDENTIAL AREA
- ✓ FREEHOLD

Lounge

14' 9" x 10' 6" (4.50m x 3.19m)



Kitchen/Diner

20' 4" x 8' 5" (6.19m x 2.57m)



Conservatory

11' 5" x 11' 3" (3.49m x 3.42m)



Bedroom One

13' 7" x 10' 9" (4.14m x 3.27m)



Bedroom Two

11' 3" x 10' 10" (3.43m x 3.29m)



Shower Room

7' 11" x 6' 1" (2.42m x 1.84m)

Garage

17' 10" x 11' 3" (5.44m x 3.42m)

Location

The property is located in the quiet residential area of Llanrhos on the outskirts of the busy coastal resort of Llandudno with its wealth of shops and other amenities, Victorian Pier and promenade, theatre, ski slope and swimming pool. It is convenient for the A55 dual carriageway for easy access to Chester and the motorways beyond. The walled town of Conway is also only a short distance away.

Directions

From the Rhos On Sea office turn towards the Promenade, turn right onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn right onto Llandudno Road (B5115) Continue towards Penrhyn Bay, at the mini roundabout turn left onto Llanrhos Road. Follow the road proceeding onto Gloddaeth Lane, follow the road to the roundabout and go straight ahead onto Crogfryn Lane and at the junction take your first right onto Conway Road and first left at the roundabout onto Bryn Lupus road. The bungalow can be found on the right hand side.

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

2 Bedroom Semi Detached Bungalow

22 Bryn Lupus Road
Llanrhos
Llandudno
Conwy
LL30 1SW

£279,950

Reference Number:RP4378
28/07/26

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos on Sea, Conwy, 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

