



BLUE TURTLE
PROPERTY

GWYNAN PARK, DWYGYFYLCHI, LL34

ASKING PRICE £215,000



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Blue Turtle Property are delighted to offer for sale this beautifully presented two double bedroom bungalow, ready to walk in to and enjoy. Set in the most enviable position with surrounding mountain and sea views, this fantastic property needs to be viewed to be truly appreciated. In brief, the light and airy accommodation affords: Entrance porch, hallway with built in storage, lounge, kitchen/ breakfast room, two double bedrooms and shower room. Externally, the property sits on a plot with off road parking and garden to front, as well as a low maintenance garden and garage to rear, ideal to sit and enjoy the tranquil surroundings with sea and mountain views. The property further benefits from gas central heating and double glazing throughout.

Early viewing is essential.





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Location

Dwygyfylchi is a picturesque coastal village with a real sense of community. Offering a beautiful stretch of beach along with a mountainous backdrop, the location really does offer something for everyone. With a host of amenities including a primary school, post office, golf club, pub restaurants and shops as well as the beach just a stones throw away. The village is conveniently placed for the A55 Expressway allowing easy access to all the neighbouring coastal towns and beyond.

Tenure- Freehold

Council Tax Band- C as on voa.gov.uk





Ground Floor

Entrance Porch

uPVC door leading in, tiled flooring, four steps leading up to door to hallway.

Hallway - 1.95m x 1.29m (6'4" x 4'2")

Loft access, radiator, built in storage cupboard.

Lounge/ Dining Room - 5.03m x 3.60m (16'6" x 11'9")

Double glazed window looking out on to front garden and mountain views beyond, feature fire surround with inset coal effect gas fire, radiator, television point.

Kitchen/Breakfast Room - 3.63m x 2.77m (11'10" x 9'1")

Fitted with a range of modern wall and base units with complimentary work surfaces over, single drainer sink with mixer tap, integral appliances including oven and hob with fitted extractor over, washing machine, fridge/ freezer, spotlights to ceiling, radiator, double glazed window to side aspect enjoying far reaching sea views, uPVC door accessing rear garden.



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Bedroom 1 - 3.65m x 3.63m (11'11" x 11'10")

Double glazed window overlooking rear garden and on to views beyond, built in wardrobe storage, cupboard storage with wall mounted gas central heating boiler, radiator.

Bedroom 2 - 2.79m x 3.27m (9'1" x 10'8")

Double glazed window looking out on to front garden and views beyond, radiator.

Shower Room - 2.79m x 3.27m (9'1" x 10'8")

Modern walk in shower enclosure with rainfall shower and shower attachment, vanity wash hand basin with storage under, heated towel rail, tiled flooring, double glazed obscure glass window to side aspect.

Garage - 5.30m x 3.28m (17'4" x 10'9")

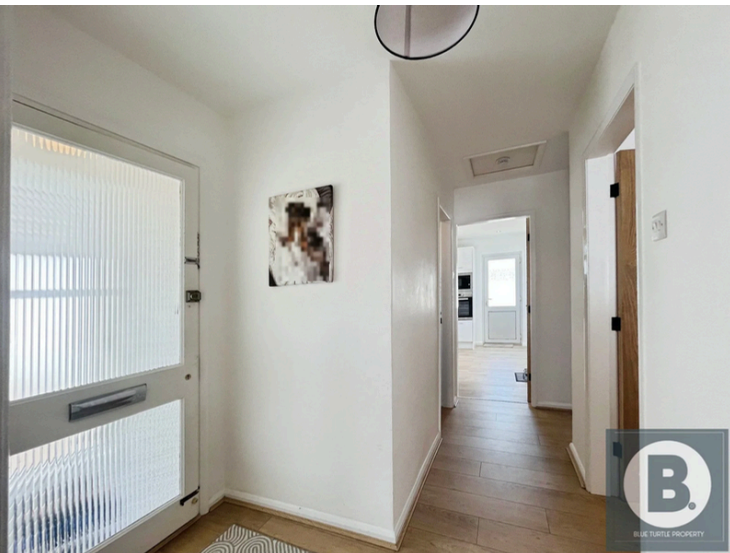
Up and over door, lights and power.



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Externally

Front

Gated access, driveway to front, area laid to lawn.

Side

side access with fenced boundaries.

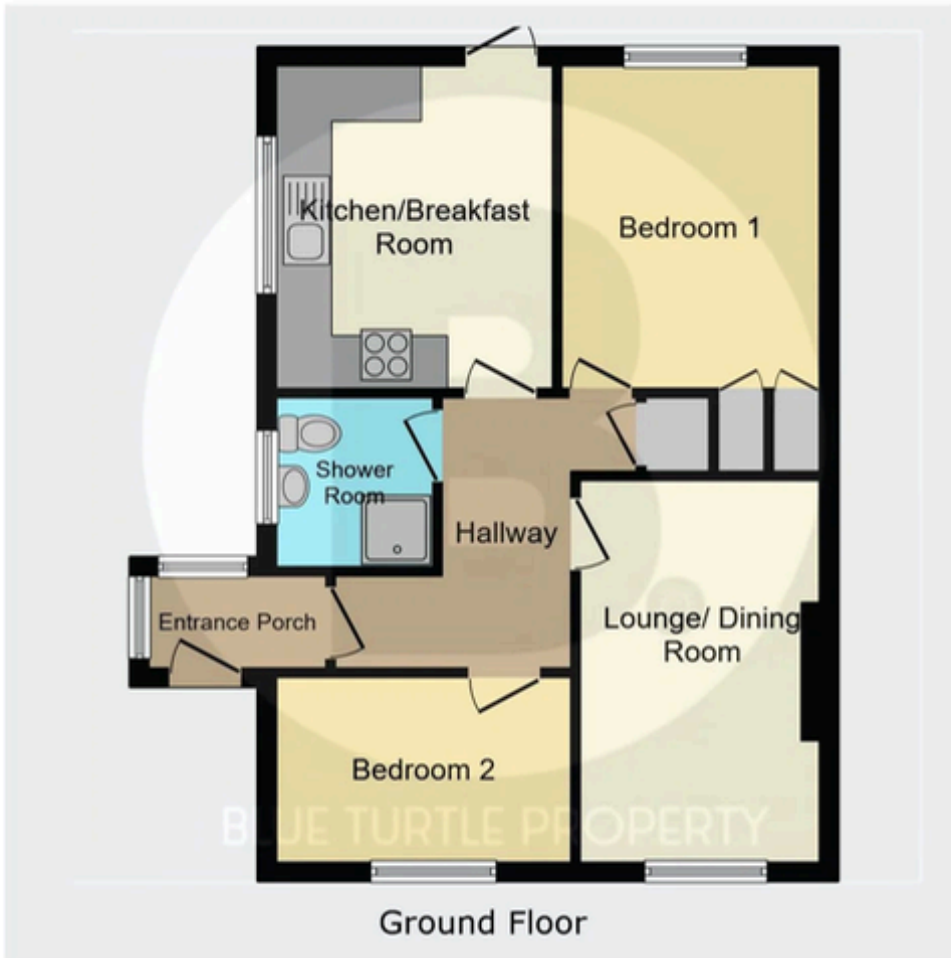
Rear

Low maintenance rear garden ideal for seating, with access to under house storage and fenced boundaries.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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