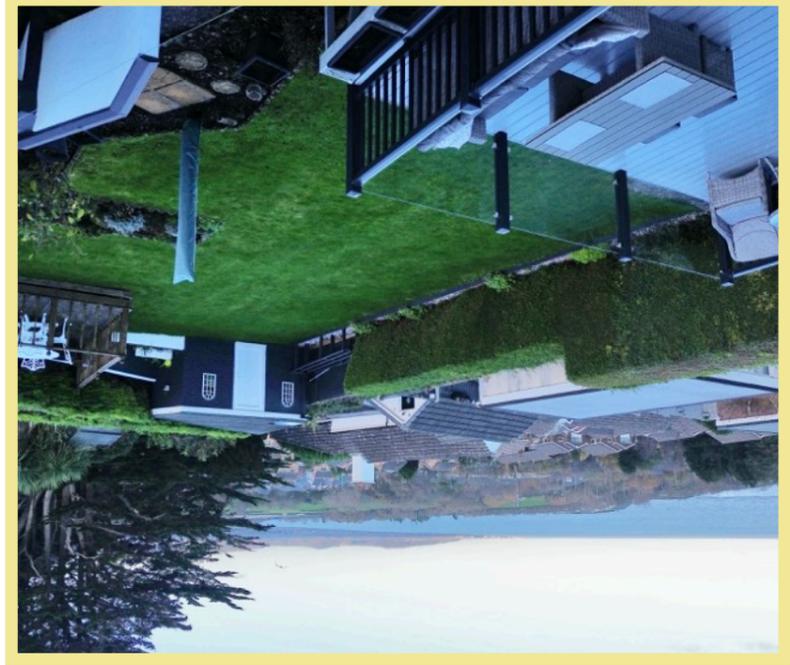
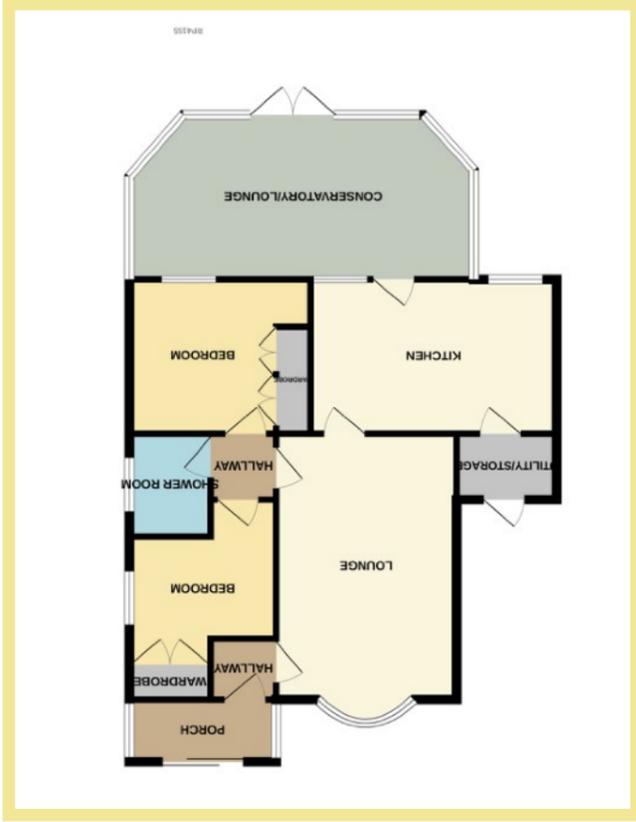


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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

Fletcher & Poole



38 Bron Wern  
Llanddulas  
LL22 8JD



# Beautifully Presented Two Bedroom Detached Bungalow Benefitting From Far Reaching Coastal Views

## Description

A beautifully presented two bedroom detached bungalow situated in an elevated position benefitting from far reaching panoramic coastal views. The current owners have done an extensive programme of refurbishment in recent years to include externally, a new roof, raised composite decked area to the rear with frameless glass, a wooden decked area, raised planters and all walls painted. Internally the property benefits from a new shower room, new radiators, fully redecorated with new carpets and blinds throughout. The property benefits from UPVC double glazing and gas central heating and viewing is highly recommended to appreciate the presentation throughout, large conservatory, far reaching coastal views and beautifully landscaped gardens. The accommodation briefly comprises, porch, a good sized lounge, spacious open plan kitchen/diner, with a utility/storage room leading off it with a door onto the front drive, a large conservatory with a radiator which is being used as an additional lounge/dining area with French doors onto the raised composite decking which benefits from far reaching views, two double bedrooms both with fitted wardrobes and a modern contemporary shower room. Outside to the front is off road parking for two cars. The rear garden is enclosed with fenced and hedged borders with an area off to the side which is used for a hot tub, laid to lawn with access to a brick-built garden shed at the bottom of the garden and two decked areas.

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM DETACHED BUNGALOW
- ✓ BENEFITTING FROM FAR REACHING PANORAMIC COASTAL VIEWS
- ✓ TWO DOUBLE BEDROOMS BOTH WITH FITTED WARDROBES
- ✓ LARGE CONSERVATORY PROVIDING A SECOND LOUNGE/DINING AREA
- ✓ LANDSCAPED GARDENS WITH RASIED COMPOSITE DECKED AREA
- ✓ OFF ROAD PARKING FOR TWO CARS

## Porch

1.22m x 1.03m (4'0" x 3'5")

## Lounge

4.98m x 3.35m (16'4" x 11'0")



## Utility/Store Room

2.44m x 1.68m (8'0" x 5'6")

## Kitchen/Diner

5.12m x 2.84m (16'10" x 9'4")



## Bedroom One

3.53m x 2.87m (11'7" x 9'5")

## Bedroom Two

3.14m x 2.80m (10'4" x 9'2") Into wardrobe

## Shower Room

2.84m x 1.65m (9'4" x 5'5")

## Conservatory/Lounge/Diner

5.97m x 3.58m (19'7" x 11'9")



## Garden Shed

3.91m x 2.73m (12'10" x 9'0") Maximum

## Location

Located in the small coastal village of Llanddulas with easy access to the A55 expressway, the property is some 2 miles from Abergele and Colwyn Bay with Llandudno being 10 miles and Chester 37 miles away via the A55 expressway.

## Directions

From the Rhos On Sea office turn right onto the Promenade, and first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight ahead at the roundabout, at the traffic lights turn left and join the A55 in the direction of Chester, take the second exit signposted Llanddulas, at the mini roundabout, turn right onto Erw Wen and then the first left onto Bron Wern, follow the road up the hill where the property can be found on your left hand side.  
Council Tax Band: "C"  
Energy Performance Rating Band D

## 2 Bedroom Detached Bungalow

38 Bron Wern  
Llanddulas  
LL22 8JD

**£274,950**  
**REDUCED FROM £284,950**

Reference Number: RP4155  
27/11/25

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](http://www.fletcherpoole.com)



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