

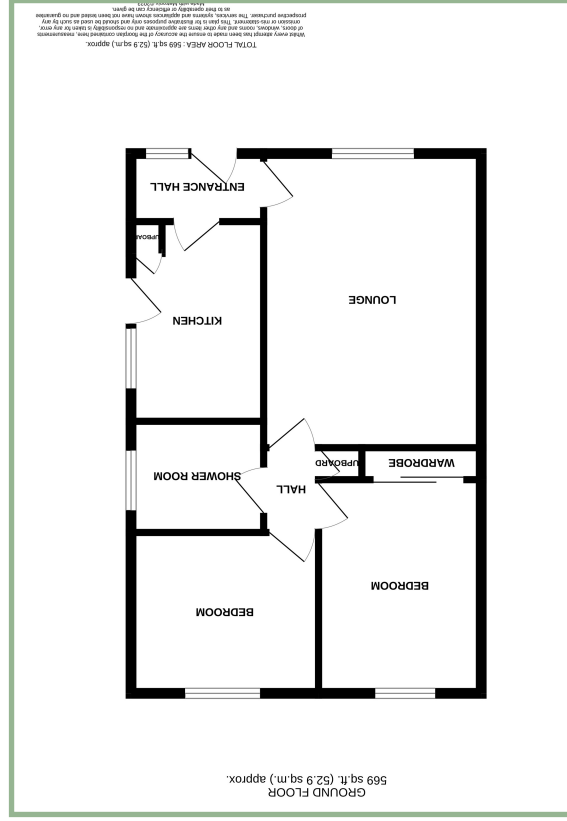
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		69 C	87 B



# Two Bedroom Detached Bungalow Occupying A Good Size Plot

## Description

An immaculately presented detached two bedroom bungalow occupying a good size corner plot with plenty of driveway parking with the potential to create further parking.

The property is located in a cul de sac, within walking distance to Deganwy village, and lovely walks to the beach and The Vardre. The accommodation comprises: Entrance hall, Kitchen with electric oven and hob and space and plumbing for a washing machine and fridge/freezer. Lounge, inner hallway with airing cupboard, master bedroom with built in wardrobes and a second double bedroom and shower room. UPVC double glazing and gas fired Vaillant combination boiler.

To the outside there is driveway parking for approximately four vehicles, a garage with power and light and two lawned areas. Timber gate provides access to the south facing rear garden which is mainly laid to lawn with a flagged seating area.

- ✓ IMMACULATEDLY PRESENTED DETACHED TWO BEDROOM BUNGALOW
- ✓ OCCUPIES A GOOD SIZE CORNER PLOT WITH AMPLE PARKING
- ✓ SOUTH FACING REAR GARDEN
- ✓ WITHIN WALKING DISTANCE TO THE VILLAGE CENTRE, BEACH AND THE VARDRE

## Hall

7' 4" x 4' 6" 2.23m x 1.37m

## Lounge

16' 2" x 11' 11" 4.93m x 3.63m



## Kitchen

11' x 7' 3" 3.35m x 2.21m



## Inner Hall

6' 3" x 3' 11" 1.90m x 1.19m

## Bedroom One

12' 9" x 8' 11" plus built in wardrobes 3.88m x 2.71m



## Bedroom Two

10' 3" x 8' 10" 3.12m x 2.69m



## Shower Room

6' x 8' 1" 1.82m x 2.46m



## Garage

18' 3" x 9' 1" 5.57m x 2.77m Power and light

## Location

Deganwy is a popular seaside town with a variety of local shops and schools and is on a bus route and main railway line. It is located midway between Llandudno and Conwy and is within easy access of the A55 dual carriageway.

## Directions

From Conwy cross over the Bridge in the direction of Deganwy. Bear left at the roundabout towards Llandudno. Continue along Glan y Mor Road and onto Deganwy Road. Pass through the village of Deganwy and continue in the direction of Llandudno. Traeth Melyn can be found on the left hand side, turn first left where number 15 can be found on the left.

Council Tax Band: D (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: C

## 2 Bedroom Detached Bungalow

15 TRAETH MELYN  
DEGANWY  
CONWY  
LL31 9DP

£275,000

Reference Number: FP7841

Fletcher & Poole,  
3 Lancaster Square,  
Conwy, LL32 8HT

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 583100

fax: 01492 583616

email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)

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

