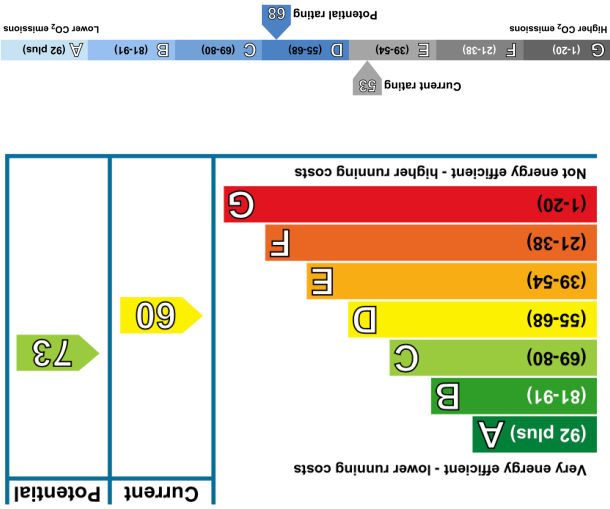
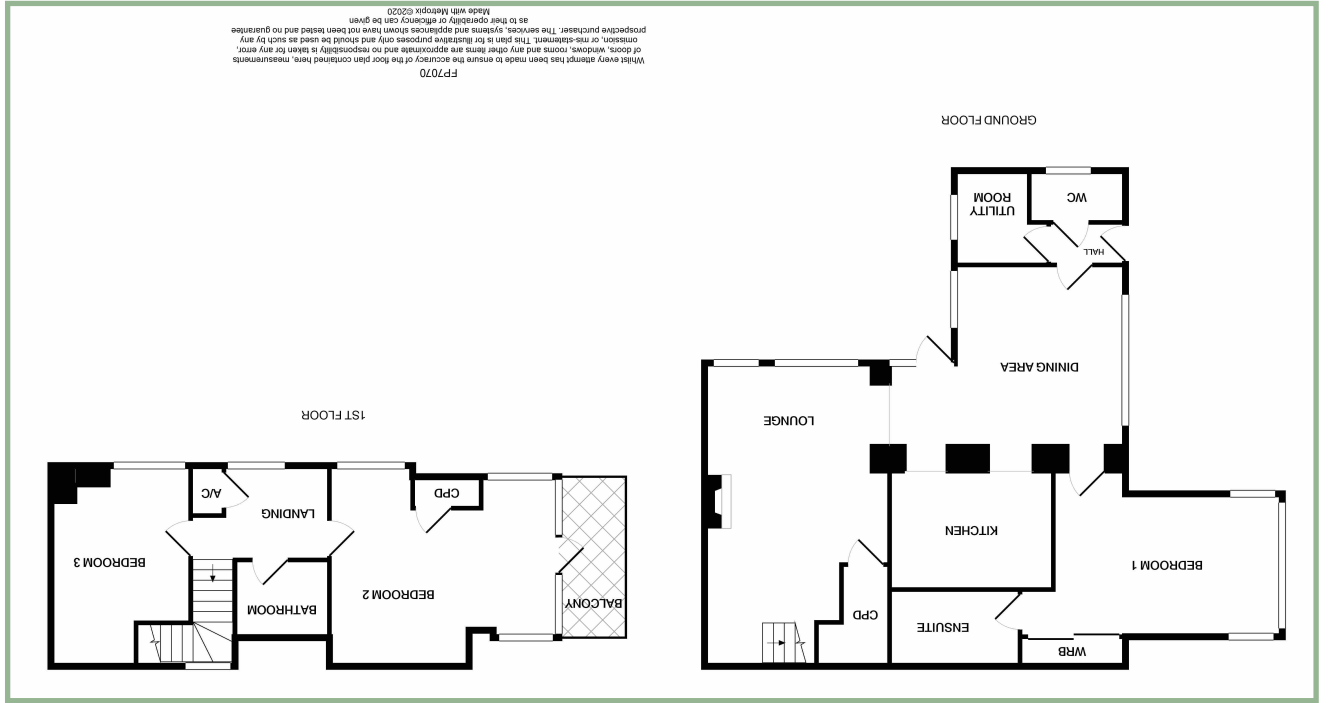


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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Fletcher & Poole



# Three Bedroom Detached Home Enjoying Superb Views

## Description

A beautifully presented detached three bedroom home situated on the outskirts of the village enjoying superb views over the sea, Anglesey, Puffin Island, the Gt. Orme and the mountains.

The current owner has refurbished the property over recent years creating a cosy, yet stylish home, which is currently run as a very successful holiday let (income details are available upon request). The property is ideally located as a holiday let as there is a superb beach close by, lovely mountain walks in the Snowdonia National Park and the A55 is within close proximity allowing easy access to Conwy, Llandudno, Anglesey and the Conwy Valley.

The accommodation comprises: Hallway, cloakroom, utility room, part open plan dining room, with breakfast bar area and access into the modern fitted kitchen, both having wooden floors. Lounge with log burner, double bedroom with en-suite shower room. To the first floor: Good size landing, double bedroom with doors onto the balcony from which to enjoy the superb views and beautiful sunsets. A further double bedroom and modern bathroom. Upvc double glazing and gas fired central heating. Gardens to front and side and two allocated parking spaces (located in the Gladstone car park).

- ✓ BEAUTIFULLY APPOINTED THREE BEDROOM DETACHED HOME
- ✓ ENJOYS SUPERB VIEWS FROM ALL ASPECTS
- ✓ GOOD SIZE BALCONY FROM ONE OF THE BEDROOMS
- ✓ VIEWING ESSENTIAL TO APPRECIATE THE SIZE & QUALITY OF THIS LOVELY PROPERTY
- ✓ CURRENTLY RUN AS A SUCCESSFUL HOLIDAY LET

## Hallway

5' 2" x 2' 11" 1.57m x 0.88m

## Cloakroom

6' 7" x 3' 4" 2.00m x 1.01m

## Utility Room

6' 9" x 6' 8" 2.06m x 2.03m

## Dining Room

12' 9" x 17' 11" max 3.88m 5.46m



## Kitchen

11' x 7' 10" 3.35m x 2.39m



## Lounge

21' 6" x 13' 2" 6.56m x 4.01m



## Bedroom One

18' 11" max x 11' 10" 5.77m x 3.60m



## En-Suite Shower Room

8' 4" x 5' 5" 2.54m x 1.65m

## Landing

10' 2" x 7' 3" 3.10m x 2.21m

## Bedroom Two

17' 1" x 14' 1" 5.21m x 4.29m



## Bedroom Three

15' 3" x 9' 9" 4.65m x 2.97m

## Bathroom

6' 8" x 5' 6" 2.03m x 1.67m

## Location

Dwygyfylchi is a picturesque village located at the bottom of the Sychnant Pass and is on the edge of the Snowdonia National Park. It is near Penmaenmawr with its local shops and amenities and close to the A55 Expressway for easy access to Conwy, Bangor or Chester.

## Directions

From our Conwy office take the A55 in the direction of Bangor. Take the turning off signposted Penmaenmawr, take the first left and Plas Arfon Cottage can be found on the right next to the Gladstone Pub.

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

Energy Efficiency Rating: Current Band D

## 3 Bedroom Detached Property

PLAS ARFON COTTAGE  
YSGUBOR WEN ROAD  
DWYGYFYLCHI  
LL34 6PS

**£295,000**

**REDUCED FROM £375,000**

Reference Number: FP7070

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)

