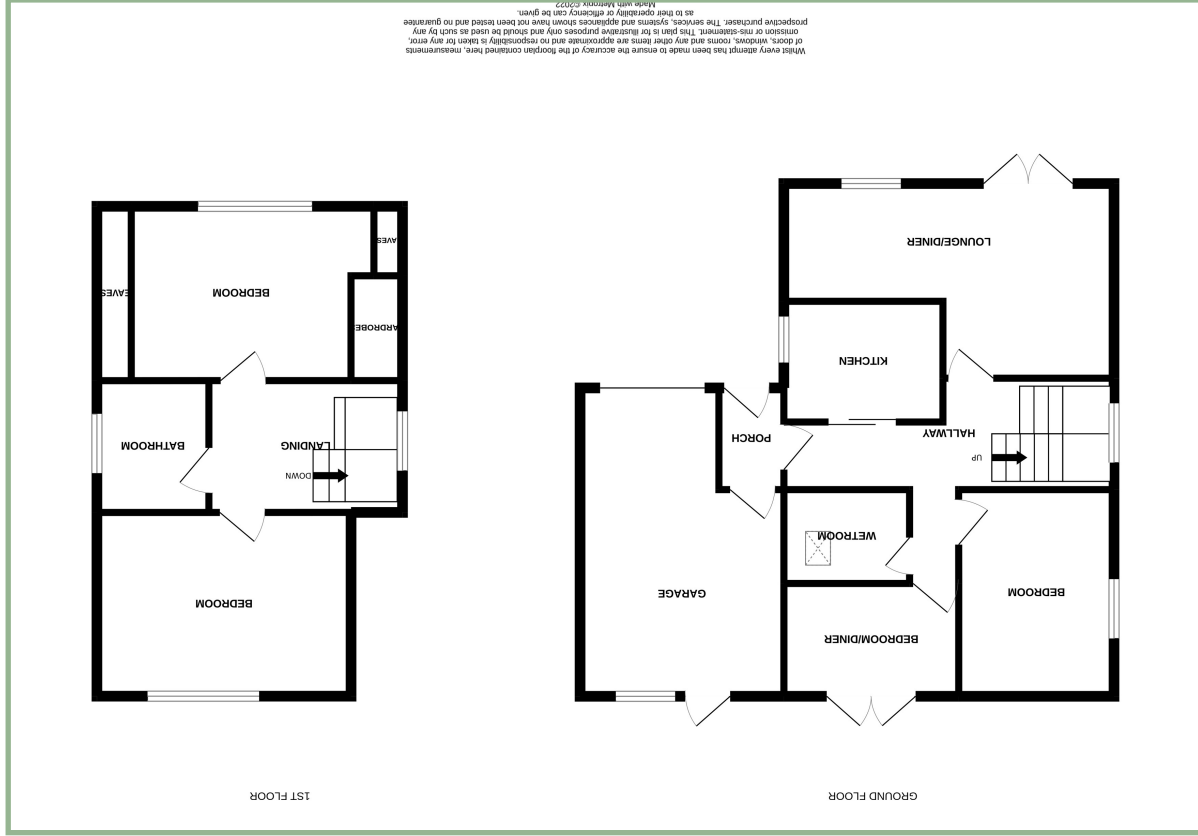


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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Fletcher & Poole



Four Bedroom Link Detached Dormer Bungalow

Description

A spacious and well presented four bedroom link detached dormer bungalow occupying a corner plot in a quiet residential location with countryside views. The property allows for easy access to Llandudno, Deganwy and the link road to the A55.

The accommodation comprises: entrance porch, hallway, kitchen with space and plumbing for dishwasher, L-shaped lounge/diner with french doors leading into the garden. Modern wet room, double bedroom and a single bedroom/diner with french doors onto the rear garden.

To the first floor: two double bedrooms with eaves storage and one bedroom with fitted wardrobes and a separate bathroom.

UPVC double glazing and gas fired combination boiler.

To the outside there is a front and side garden laid to lawn and driveway parking. To the rear there is a low maintenance garden with side gated access. Single garage with power and light.

This property would make an ideal family home and viewing is highly recommended to truly appreciate what this home has to offer.

- ✓ FOUR BEDROOM LINK DETACHED DORMER BUNGALOW
- ✓ OCCUPYING A CORNER PLOT
- ✓ EASY ACCESS TO LLANDUDNO, DEGANWY AND A55
- ✓ NO CHAIN
- ✓ DRIVEWAY AND SINGLE GARAGE

Porch

5' 2" x 3' 4" 1.57m x 1.01m

Hallway

21' 3" max x 9' 4" max 6.08m x 2.84m

Kitchen

10' 6" x 8' 5" 3.20m x 2.56m

Bedroom/Dining Room

10' x 7' 8" 3.05m x 2.33m

Wet room

6' 9" x 5' 3" 2.06m x 1.60m

Downstairs Bedroom

13' 4" x 13' 5" 4.06m x 4.09m



Lounge/Diner

23' 4" max x 14' 9" 7.11m x 4.49m



Landing

5' 10" x 4' 1" 1.78m x 1.24m

Bedroom One

15' 3" x 13' 6" 4.65m x 4.11m



Bedroom Two

13' 6" x 13' 5" 4.11m x 4.09m



Bathroom

7' 4" x 5' 9" 2.23m x 1.75m



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 for easy access to Chester and the motorways beyond. The walled town of Conwy is also within a short distance.

Directions

From our Conwy office go back over the bridge and turn left at the roundabout for Deganwy. Proceed along this road passing the Deganwy Quay on the left hand side. Continue past the shops and take the right hand fork onto Deganwy Road, the road merges onto Bryn Lupus Road, left onto Hillview Road, carry on down their road where you will see Hill View Court on the left.

Council Tax Band: F (provided on www.voa.gov.uk)

Energy Efficiency Rating: C

4 Bedroom Link Detached Dormer Bungalow

1 Hill View Court
Llanrhos
Llandudno
LL30 1RF

£319,950

REDUCED FROM £399,950

Reference Number: FP7572

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

web: www.fletcherpoole.com

