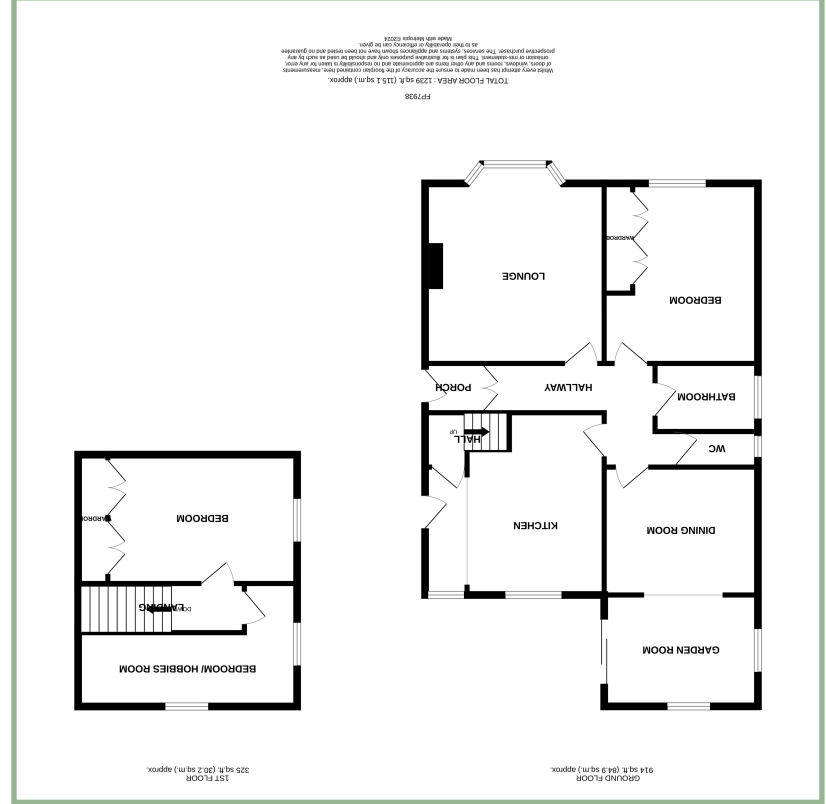


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

# F&P Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	60 D	
69-80	C		
81-91	B		81 B
92+	A		





# Three Bedroom Extended Dormer Bungalow

## Description

An immaculately presented and deceptively spacious three bedroom dormer bungalow situated in a convenient residential area ideally suited for access to both Llandudno town and Deganwy village, lovely walks on the Vardre and the beach.

The extended accommodation comprises: Entrance porch, double doors into the 'L' shaped hallway, lounge with gas fire, dining room with gas fire and an opening into the garden room which has sliding patio doors onto the rear garden, kitchen with gas cooker and double electric oven, space and plumbing for a washing machine and low level fridge, bathroom and separate W.C.

Inner hall area with stairs to the first floor accommodation: Landing and two bedrooms.

UPVC double glazing and Ideal gas fired combination boiler.

To the outside there is a gated driveway and well established front garden, garage with power and light and a rear garden with two flagged patio seating areas, ornamental pond and lawn.

- ✓ DECEPTIVELY SPACIOUS THREE BEDROOM DORMER BUNGALOW
- ✓ SITUATED IN A QUIET, YET CONVENIENT RESIDENTIAL AREA
- ✓ EXTENDED TO THE REAR AND THE LOFT
- ✓ IMMACULATEDLY PRESENTED AND VERY WELL MAINTAINED
- ✓ NO CHAIN
- ✓ FREEHOLD

## Porch

5' 4" x 4' 3" 1.62m x 1.29m

## 'L' Shaped Hallway

13' 11" x 8' 6" x 5' 5" 4.24m x 2.59m x 1.65

## Lounge

16' 2" x 13' 11" 4.93m x 4.24m



## Dining Room

9' 10" x 11' 10" 3m x 3.60m



## Garden Room

11' 6" x 8' 6" 3.50m x 2.59m



## Kitchen

14' 3" x 13' 9" 4.34m x 4.19m



## Bedroom One

13' 10" x 11' 10" 4.21m x 3.60m



## Bathroom

7' 8" x 5' 3" 2.33m x 1.60m



## W.C

6' 4" x 2' 8" 1.93m x 0.80m

## Bedroom Two

9' 11" x 13' 7" into wardrobes 3.02m x 4.14m

## Bedroom Three/Hobbies Room

16' 10" x 9' 6" max 5.13m x 2.89m

## Garage

17' 1" x 8' 8" 5.21m x 2.64m

## 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 turn onto Bryn Gosol Road, left onto Conway Crescent where number 10 can be found on the right.

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

## 3 Bedroom Detached Bungalow

Riversdale  
10 Conway Crescent  
Llandudno  
LL30 1NS

**£380,000**

Reference Number: FP79138  
26/1/2024

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)

