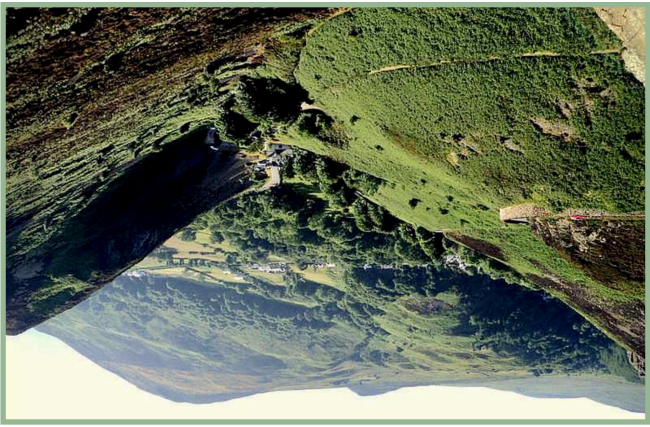
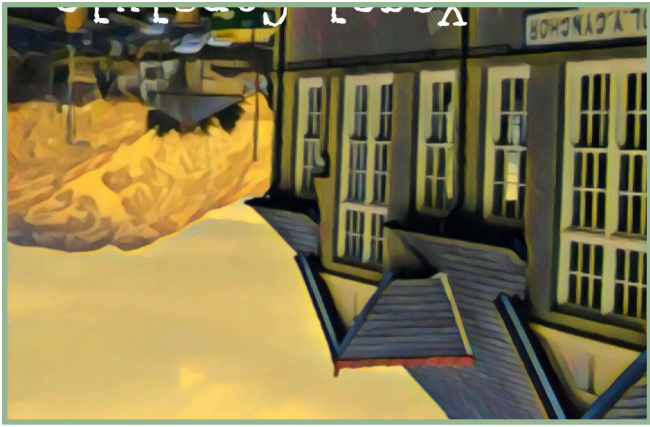


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

From our Conwy office take the A55 in the direction of Bangor. Take the first turning off signposted Dwygyfylchi. Continue along this road and after passing the church on the left continue for a short distance, turn right onto Maes Y Llan where number 40 can be found on the left.

Directions

Dwygyfylchi offers the best of all worlds: rural living, spectacular views and easy access to mountains, sea and vital services. Within 2 minutes' walk from the property, you have access to : Dwygyfylchi beach, North Wales coastal cycle path, village recreation ground, 2 play parks, bus stops with regular services to Conwy, Llandudno, Penmaenmawr, and Bangor. Village shops close by include 2 well stocked convenience stores and hairdresser. A mobile Post Office services the village. And, within walking distance are the village golf and bowling clubs, both of which enjoy spectacular views. Also within walking distance are multiple footpaths giving access to Alltwen, Foel Lus and Conwy Mountain. Access to the main A55 coast road is easy, convenient for travel and commuting to Caernarfon, Bangor, Anglesey, Llandudno, Rhyl, Chester and beyond. The property is situated 1.2 miles from Penmaenmawr mainline railway station, and is only 4 miles from the UNESCO World Heritage walled town of Conwy. Shopping is easy with Tesco, Asda, Lidl and Co-op supermarkets close by. Dwygyfylchi is a picturesque village situated between the mountains and sea. It is nestled at the bottom of the Sychnant Pass, and is partly situated within the Snowdonia National Park. There is great community spirit with an active Residents' Association, village Facebook Group, award winning community allotment, excellent village primary school and 2 popular pubs/ restaurants.



Three Bedroom Semi-Detached Home Enjoying Mountain & Sea Views

Description

A well planned and spacious 3 bedroom semi-detached house, occupying a good sized plot. Sunny south-west facing fully enclosed rear garden, safe and secure for children and pets. Established well maintained gardens to front and rear. Quiet, sought after location.

Entrance Porch & Hallway

5' 10" x 3' 5" 1.78m x 1.04m External glazed porch, leading into bright and welcoming entrance hall with walk-in cloakroom.

Hall

9' 1" x 9' 2" max 2.77m x 2.79m

Lounge/Dining Room

20' 8" x 12' 4" 6.30m x 3.76m Bright, sunny and spacious open plan room, with french doors opening on to rear flagged patio and garden areas. Fireplace with open chimney suitable to accommodate a wood burner or gas fire.

Kitchen

10' 8" x 10' 5" 3.25m x 3.17m Good sized, fitted wall and base units, open shelving & plumbed for a gas cooker.

Utility Room incorporating Downstairs W.C.

6' 9" x 5' 2.06m x 1.52m Useful storage space, currently housing washing machine, tumble dryer and gas combi boiler with door leading to the side garden, driveway and storage sheds. Downstairs WC accessed from the Utility Room

Internal Store Room

9' 5" x 5' 2.86m x 1.52m Useful storage space with window, lights and power, side external access.

W.C.

4' 7" x 2' 9" 1.40m x 0.83m

First Floor Landing

Giving access to 3 good sized bedrooms and family bathroom.

Master Bedroom (incorporating wardrobe)

10' 11" x 12' 5" 3.32m x 3.78m Good sized, bright sunny room, overlooking rear garden with sea views to Anglesey and Penmaenmawr Mountain. Fitted wall to wall wardrobe with mirrored sliding doors.

Bedroom Two

12' 6" x 9' 5" 3.81m x 2.87m Good sized, bright sunny room, overlooking rear garden with sea views to Anglesey.

Bedroom Three

9' 5" x 10' 4" 2.87m x 3.15m Overlooking front garden, with sea views over to the Gt Orme.

Family Bathroom

7' 3" x 6' 2.21m x 1.82m Overlooking front garden, with sea views over to the Gt Orme.

Outside there are manageable gardens to the front and rear, with well planted borders and flagstone patio and seating area, enjoying mountain views. Back garden with timber arches, established plants, shrubs, and numerous fruit trees.

The home is warmed with Gas Central Heating and benefits from UPVC Double Glazing throughout.

Long gated driveway providing safe parking for 3 vehicles. External access to kitchen, utility room and storeroom.

3 useful Timber Sheds: workshop with power/ lights, potting shed, and storage shed.

- ✓ ENJOYS SEA, MOUNTAIN, SUNSET VIEWS OVER TO ANGLESEY AND PUFFIN ISLAND
- ✓ OCCUPIES GOOD SIZED PLOT WITH PRIVATE SAFE SECURE SOUTH WEST FACING GARDEN
- ✓ WELL PLANNED ACCOMMODATION WITH UTILITY AND STORAGE ROOMS, AND DOWNSTAIRS WC
- ✓ NO ONWARD CHAIN, EARLY COMPLETION WELCOME

3 Bedroom Semi-Detached House

40 MAES Y LLAN
DWYGYFYLCHI
CONWY
LL34 6RY

NO CHAIN

OFFERS OVER

£179,995

REDUCED FROM £189,950

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



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

Energy Efficiency Rating: D

Broadband Speed: 48mbps