



# Detached Three Bedroom Bungalow Occupying Lovely Gardens

## Description

A spacious detached three bedroom bungalow situated in the Iolyn Park area on the outskirts of Conwy and within easy access to the Conwy Valley. Charnwood occupies good sized, landscaped gardens and well planned accommodation comprising: 'L' shaped hallway, large lounge/diner with patio doors onto the side garden, kitchen/ Diner with space for an electric oven and hob, dishwasher and under counter fridge, master bedroom with ensuite shower room, two further bedrooms and bathroom. UPVC double glazing and electric storage heaters with the addition of an immersion tank for the hot water.

To the outside there is driveway parking, garage with space and plumbing for a washing machine, dryer and additional fridge/freezer and water tap. The lovely landscaped gardens offer an array of seating areas to follow the sun around with a large patio/ terrace overlooking the side garden and lawned areas wrapping around the bungalow with a large selection of shrubs and plants.

- \* SPACIOUS THREE BEDROOM BUNGALOW
- \* OCCUPIES LOVELY LANDSCAPED GARDENS AND GROUNDS
- \* EASY ACCESS TO CONWY TOWN AND THE CONWY VALLEY
- \* POTENTIAL TO EXTEND INTO THE LARGE LOFT
- \* FREEHOLD
- \* NO CHAIN

## Hallway

10' 11" x 7' 3" 3.32m x 2.21m



3 Bedroom Detached Bungalow

Charnwood  
Iolyn Park  
Conwy  
LL32 8UX

REDUCED FROM £475,000

**£449,950**

Reference Number: FP7862  
2/10/23

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



## Location

The property is situated just outside of the walls of this medieval town famous for its Castle and Bridges. The town has an array of retail outlets, medical centre, library and several places of historic interest. There is a local primary and secondary school, social and recreational facilities includes 18 hole golf course and a yachting marina.

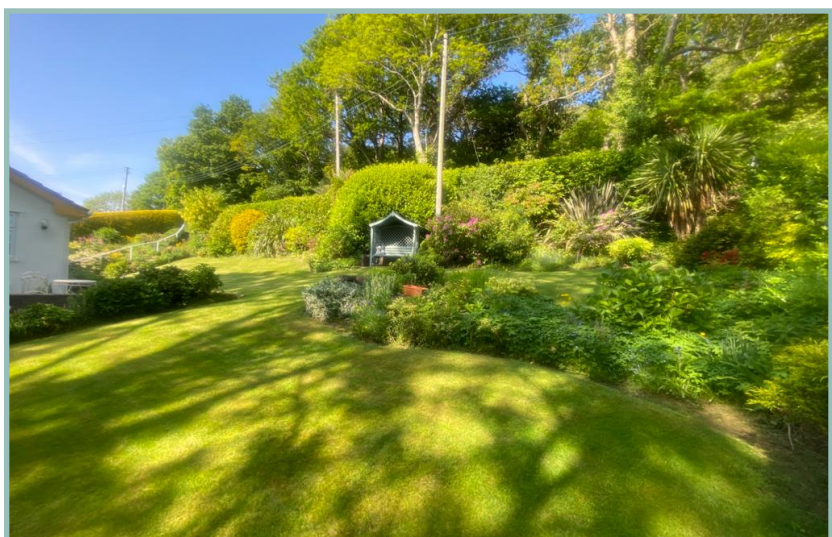
## Directions

From our Conwy office turn left and left through the archway onto Mount Pleasant, continue to the top of the hill, turn left and then right onto St. Agnes Road, at the bottom turn right onto Llanrwst Road, continue along this road past Gorse Hill Caravan Park, proceed through Iolyn Park, you will pass a bungalow on the right called "Greenways". "Charnwood" is next on the right

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

Energy Efficiency Rating: TBC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 40 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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## Lounge/Diner

26' 5" x 11' 9" x 21' 00" 8.05m x 3.58m x 6.40m



## Bedroom Two

10' 9" x 10' 9" 3.27m x 3.27m



## Bedroom Three

10' 9" x 6' 9" 3.27m x 2.06m



## Kitchen/Diner

19' 4" x 10' 5" 5.89m x 3.17m



## Bedroom One

16' 9" into wardrobes x 11' 9" 5.10m x 3.58m



## Bathroom

10' 8" x 5' 8" 3.25m x 1.72m



## Ensuite

7' 3" x 5' 10" 2.21m x 1.78m



## Garage

16' 6" x 9' 9" 5.03m x 2.97m

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