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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 an strate to view the property equurings. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling to view the property.

Detached Three Bedroom Bungalow Occupying Lovely Gardens

Description

A spacious detached three bedroom bungalow situated in the lolyn 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. Hallway

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



- * 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



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: <u>www.fletcherpoole.com</u>



















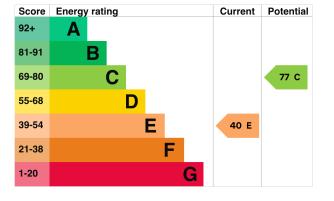
Location

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 lolyn 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)



Energy Efficiency Rating: TBC









Detached Three Bedroom Bungalow Occupying Lovely Gardens

Lounge/Diner 26' 5" x 11' 9" x 21' 00"

Kitchen/Diner

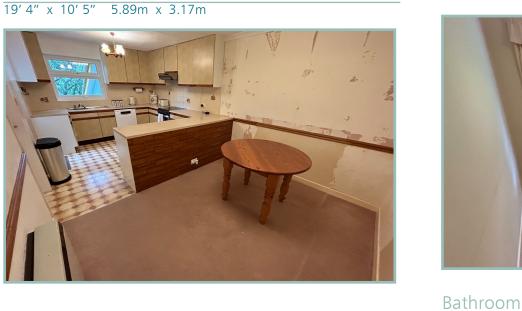
⊂1 x 21′00″ 8.05m x 3.58m x 6.40m



Bedroom Two 10' 9" x 10' 9" 3.27m x 3.27m



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



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



3.25m x 1.72m

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

10' 8" x 5' 8"

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

