

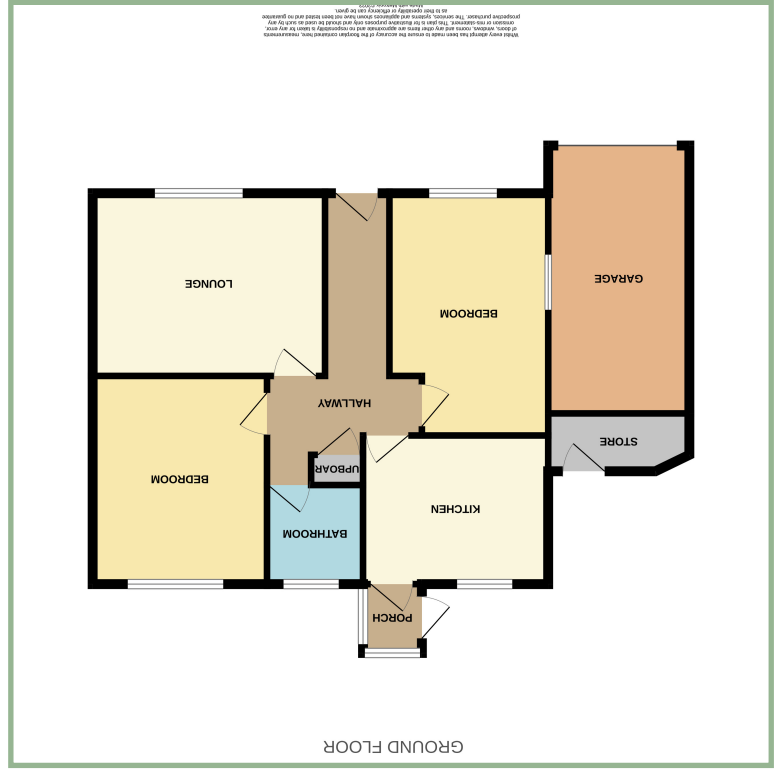
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

Fletcher & Poole



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Two Bedroom Semi-Detached Bungalow Enjoying Lovely Views

A light and well planned two bedroom semi-detached bungalow enjoying far reaching countryside and mountain views.

Located within walking distance to the historic walled town of Conwy and the hamlet of Gyffin.

The accommodation comprises: Steps up to the front door, hallway, lounge, kitchen/breakfast room with space for an electric oven, low level fridge/freezer and washing machine. Double aspect master bedroom and a second double bedroom and shower room. UPVC double glazing and gas fired Glow Worm central heating boiler with separate hot water tank.

To the outside there is a gated driveway and garage. The front garden is laid to encourage the wildlife with a small pond and a variety of wild flowers. A side pathway provides access to the rear garden which has a flagged seating area and established plants and flowers. A storage outhouse is attached to the rear of the garage.

- ✓ TWO BEDROOM SEMI-DETACHED BUNGALOW
- ✓ ENJOYS FAR REACHING COUNTRYSIDE & MOUNTAIN VIEWS
- ✓ SITUATED WITHIN WALKING DISTANCE TO THE TOWN CENTRE & SHOPS IN GYFFIN
- ✓ DRIVEWAY PARKING & GARAGE
- ✓ NO CHAIN

Hallway

17' 6" x 3' 4" 5.34m x 1.01m

Lounge

16' 11" x 11' 6" 5.15m x 3.50m



Kitchen/Diner

10' 11" x 8' 8" 3.32m x 2.64m



Rear Porch

3' 1" x 2' 8" 0.93m x 0.80m

Master Bedroom

14' 7" x 9' 5" 4.44m x 2.87m



Bedroom Two

11' 9" x 10' 3.58m x 3.05m



Shower Room

5' 9" x 5' 9" 1.75m x 1.75m



Garage

15' 10" x 8' 6" 4.82m x 2.59m

Store

8' 1" x 3' 5" 2.46m x 1.04m

Location

Located within walking distance of the historic castle town of Conwy. The town has a variety of retail outlets, hotels, library and several places of interest. There are local primary and secondary schools, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

Directions

From our Conwy Office, turn left onto Uppergate Street, through the arch, veer left onto St Agnes Road, follow the road around and take your next right onto Mount Park, turn first right where number 5 can be found on the left.

Council Tax Band: C (provided on www.vo.gov.uk)
Energy Efficiency Rating: D

2 Bedroom Semi-Detached Bungalow

5 MOUNT PARK
CONWY
LL32 8RN

NO CHAIN

£227,995

REDUCED FROM £245,000

Reference Number: FP7717

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:

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fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

