

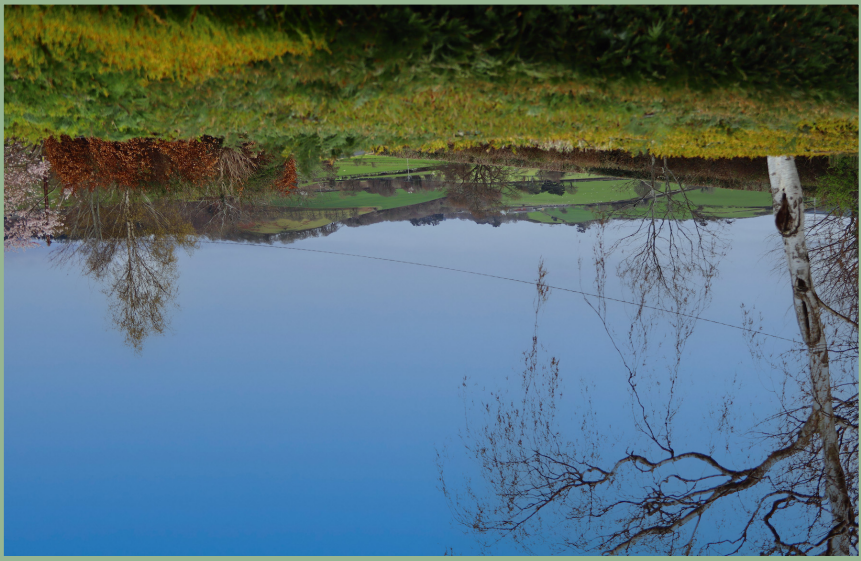
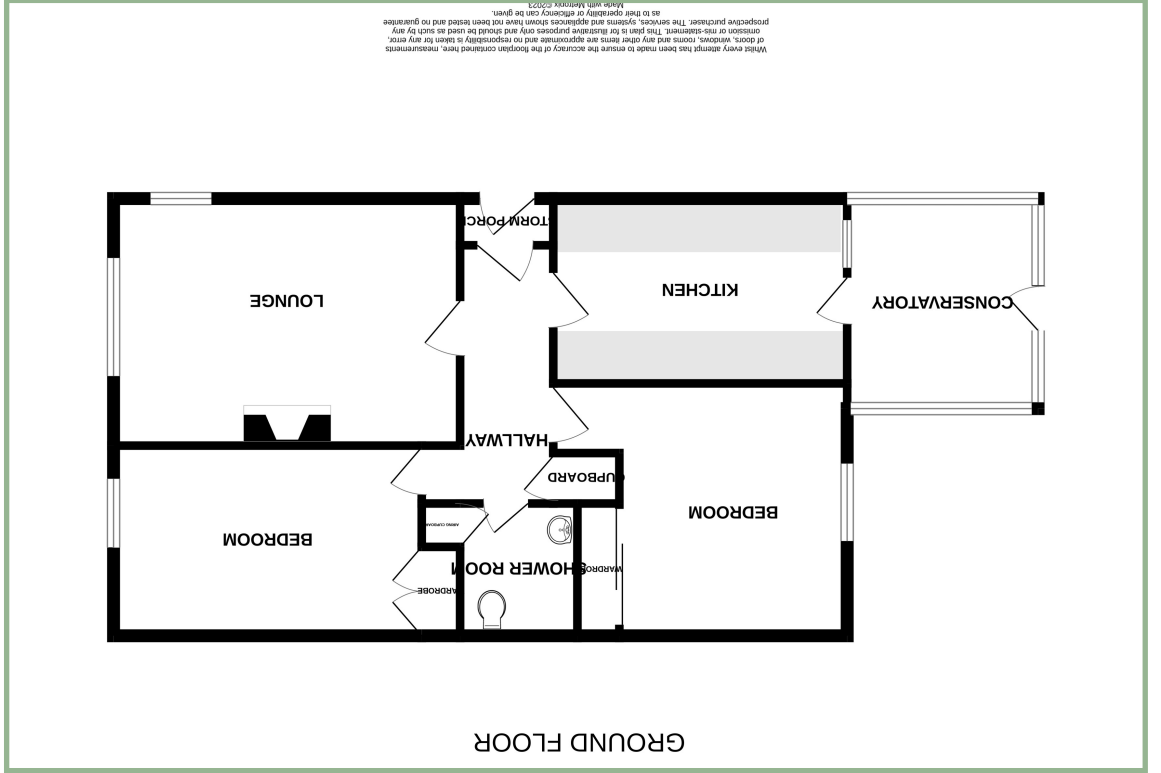
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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		
39-54	E	51E	
21-38	F		
1-20	G		





# Two Bedroom Detached Bungalow Enjoying Lovely Countryside Views

## Description

A well planned two bedroom detached bungalow enjoying lovely countryside and mountains views.

The property is situated in the pretty hamlet of Henryd, and is only a five minute drive to the historic walled town of Conwy.

The accommodation comprises: Storm porch, hallway with storage cupboard, good size lounge with dual aspect windows, kitchen with space and plumbing for dishwasher, washer/dryer, fridge and freezer. Access into the conservatory via the kitchen where the stunning surrounding views can be enjoyed. From the hallway there are two double bedrooms, one with fitted wardrobes, the other with a built in cupboard. Separate shower room. UPVC double glazing and electric heating.

To the front there is a garden laid to lawn with established plants and bushes. A driveway with ample parking leading to a detached single garage with power and light and up and over door. To the rear there is a south facing garden with a small lawned area and a paved patio seating area. Hedge boundary and side gated access.

- ✓ TWO BEDROOM DETACHED BUNGALOW
- ✓ SITUATED IN THE PRETTY HAMLET OF HENRYD, JUST OUTSIDE CONWY
- ✓ ENJOYS LOVELY COUNTRYSIDE VIEWS
- ✓ DRIVEWAY PARKING
- ✓ NO CHAIN

## Porch

3' 3" x 2' 11" 0.99m x 0.88m

## Hallway

11' 8" max x 3' 10" max 3.55m x 1.17m

## Lounge

15' 11" x 11' 4" 4.85m x 3.45m



## Kitchen

13' 5" x 8' 5" 4.09m x 2.56m



## Conservatory

8' 9" x 9' 7" 2.66m x 2.92m



## Bedroom One

13' 5" x 11' 7" 4.09m x 3.53m



## Bedroom Two

14' 8" max x 8' 6" 4.47m x 2.59m



## Shower Room

5' 8" x 6' 1" 1.72m x 1.85m

## Garage

18' x 8' 1" 5.49m x 2.46m

## Location

Erw Fawr is located in a semi rural position in the Conwy Valley approximately 1/2 mile from the historic walled town of Conwy which is famous for its Castle and Bridges. There is a busy harbour, marina, 18 hole golf course, wealth of local shops, medical centre, library, banks and schools and is located on a bus route and railway line. The A55 Expressway for easy access to Chester and motorways is near by.

## Directions

From our Conwy office turn first left, under the arch and bear left into St. Agnes Road. Go down to the bottom of the road to the Gyffin crossroads and turn right for Henryd. Proceed along this road and turn left into Erw Fawr. At the fork take the righthand side and number 21 can be found on the left.

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

Energy Efficiency Rating: E

## 2 Bedroom Detached Bungalow

21 ERW FAWR  
HENRYD  
CONWY  
LL32 8YY

NO CHAIN

**£235,000**

REDUCED FROM £250,000

Reference Number: FP7689

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)

