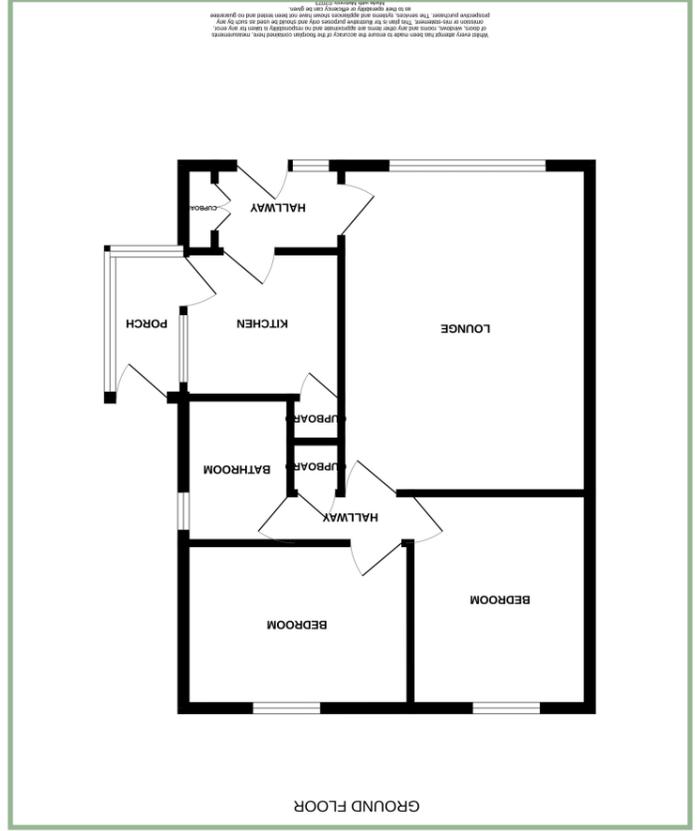


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



# Two Bedroom Semi-Detached Bungalow Enjoying Superb Sea & Mountain Views

## Description

A two bedroom semi-detached bungalow situated in a quiet cul-de-sac location, enjoying superb views of the sea and mountains.

The property is situated within minutes walk of the beach and close to the shops and transport links.

The accommodation comprises: Entrance hallway, kitchen with access to the rear porch, good size lounge, inner hall with storage cupboard, two double bedrooms and bathroom. UPVC double glazing and gas fired boiler.

To the rear there is a south facing low maintenance garden with raised decking area and timber shed, a single garage with driveway parking. To the front and side there is a garden laid to lawn.

- ✓ TWO BEDROOM SEMI-DETACHED BUNGALOW
- ✓ ENJOYS SUPERB SEA & MOUNTAIN VIEWS
- ✓ WITHIN WALKING DISTANCE TO THE BEACH
- ✓ DRIVEWAY PARKING & SINGLE GARAGE
- ✓ SOUTH FACING REAR GARDEN
- ✓ NO CHAIN

## Hallway

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

## Lounge

17' 5" x 11' 7" 5.31m x 3.53m



## Kitchen

9' 9" x 8' 8" 2.97m x 2.64m



## Bedroom One

12' 5" x 8' 7" 3.78m x 2.61m



## Bedroom Two

10' 11" x 9' 4" 3.32m x 2.84m



## Bathroom

5' 6" x 6' 4" 1.67m x 1.93m



## Rear Porch

11' 7" x 3' 2" 3.53m x 0.96m

## Garage

16' 10" x 9' 2" 5.13m x 2.79m

## Location

Dwygyfylchi is a picturesque village located at the bottom of the Sychnant Pass and is on the edge of the Snowdonia National Park. It has a village school, two pubs/restaurants and the mobile post office visits weekly. It is near Penmaenmawr with its local shops and amenities and close to the A55 Expressway for easy access to Conwy, Bangor or Chester.

## Directions

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, take the first right into Cae Gwynan where number 32 can be found on the left.

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

Energy Efficiency Rating: TBC

## 2 Bedroom Semi-Detached Bungalow

32 CAE GWYNAN  
DWYGYFYLCHI  
CONWY  
LL34 6TR

NO CHAIN

**£195,000**  
Reduced from **£215,000**

Reference Number: FP7687

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)

